



CITY OF HAVERHILL CITY COUNCIL AGENDA

Tuesday, July 28, 2015 at 7:00 PM
City Council Chambers, Room 202

1. APPROVAL OF RECORDS OF THE PREVIOUS MEETING
2. ASSIGNMENT OF THE MINUTES REVIEW FOR THE NEXT MEETING
3. COMMUNICATIONS FROM THE MAYOR
 - 3.1 Mayor Fiorentini submits *Memorandum of Agreement for IAFF – Local #1011, Fire Safety Services*
 - 3.1.1 Ordinance re: *Salaries: Fire Safety Services* File 10 days
Attachments
4. COMMUNICATIONS AND REPORTS FROM CITY OFFICERS AND EMPLOYEES
NO SCHEDULE
5. UTILITY HEARING(S) AND RELATED ORDER(S)
 - 5.1 Document 91, Petition from National Grid to request permission to construct a line of underground electric conduits on Northside Court; plan 1844-3871
 - 5.1.1 Order grant National Grid conduit location on Northside Court; plan 1844-3871 Attachments
6. APPOINTMENTS
 - Confirming Appointments
NO SCHEDULE
 - Non-confirming Appointment
NO SCHEDULE
 - Resignations:
NO SCHEDULE
7. PETITIONS:
 - 7.1 Petition from Attorney Robert Harb for applicant Joseph Franciosa requesting Special Permit to build within the Watershed Protection District; 2 single-family dwelling units; at unnumbered *Liberty st* and unnumbered *Crystal st* Refer to Planning Board & Council Hearing Sep 29th
Attachment
 - 7.2 Petition from Verizon New England and MASS Electric Co (North Andover) requesting permission for joint pole location on Willow av; plan 752 Hearing Aug 25th
 - 7.3 Petition from National Grid for sole owned pole location on South Cogswell st; plan 17787763 Hearing Aug 25th
 - 7.4 Petition from William Pillsbury, City Economic Development & Planning Director; requesting *Hearing for Zoning Amendment – Waterfront Zoning District-Merrimack Street* signage design review Refer to Planning Board & Council Hearing Aug 25th
 - 7.4.1 Ordinance re: Zoning – Table of Use and Parking Regulations; Amend Chapter 255, Article XVI, Waterfront Zoning District section 255:41.2 (Signs permitted in the waterfront district) File 10 days
Attachments



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7.5 Petition from William Pillsbury, City Economic Development & Planning Director; requesting *Hearing for Zoning Amendment – Stevens Street/Hale Street IG (Industrial General) zone*

Refer to Planning Board &
Council Hearing Aug 25th

7.5.1 Ordinance re: Zoning – Table of Use and Parking Regulations; Amend Chapter 255, Table 1, Section 255, Zoning Table 1: IG zone (Stevens Street/Hale Street) where table is currently “P” PERMITTED shall be changed to “S” SPECIAL PERMIT by the City Council

File 10 days

Attachments

8. APPLICATIONS/HANDICAP PARKING SIGNS

NO SCHEDULE

9. ONE DAY LIQUOR LICENSES

NO SCHEDULE

10. APPLICATIONS FOR PERMIT

NO SCHEDULE

11. TAG DAYS

NO SCHEDULE

12. ANNUAL LICENSE RENEWALS:

POOL TABLES

NO SCHEDULE

BOWLING

NO SCHEDULE

Sunday Bowling

NO SCHEDULE

BUY & SELL SECOND HAND CLOTHING

NO SCHEDULE

BUY & SELL SECOND HAND ARTICLES

Jamaledidine Loughlam

141 Winter st

repair/sell mobile phones

Attachment

JUNK DEALER

NO SCHEDULE

BUY & SELL OLD GOLD

NO SCHEDULE



CITY OF HAVERHILL
CITY COUNCIL AGENDA

Tuesday, July 28, 2015 at 7:00 PM
City Council Chambers, Room 202

LIMOUSINES

NO SCHEDULE

13. HAWKER/PEDDLER:

NO SCHEDULE

14. DRAINLAYER 2015 LICENSE:

NO SCHEDULE

14B. HEARINGS AND RELATED ORDERS:

14B.1 Document 56: Petition from Robert Ahern for RKACO LLC requesting Special Permit to build 3 buildings totaling 13 units that will be sold as condos at 2 Cross rd

Related communications from various City Departments

*Favorable recommendation with conditions/stipulations from Planning Board and
Planning Director, William Pillsbury*

Attachment

Postponed from July 14 2015

15. MOTIONS AND ORDERS:

15.1 Order – Transfer \$9,500 from Capital Projects account to Capital Project account:
Police Station Sprinkler Repairs: \$9,500

15.2 Order – Transfer \$66,099.73 from Reserve for Capital Projects account to Capital Project accounts in the amount listed:

City Hall Parking Lot Stairs Repair	\$12,000
Sidewalk Repair at HHS	\$21,050
Curbing & Concrete Repair at HHS	\$11,003.73
City Council Office AC Repair	\$1,556.61
City Hall Energy Upgrades	\$20,489.39

Attachments

16. ORDINANCES (FILE 10 DAYS)

NO SCHEDULE

17 UNFINISHED BUSINESS OF PRECEDING MEETINGS:

17.1 Document 94: Ordinance re: Building Sewers and Connections; Amend Chapter 208-15; Fees for sewer and drain permits

filed July 15 2015

Attachment



CITY OF HAVERHILL CITY COUNCIL AGENDA

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17B MONTHLY REPORTS NO SCHEDULE

18 COMMUNICATIONS FROM COUNCILLORS

- 18.1 Communication from Councillor Macek requesting to discuss the need for taxi pick up areas
- 18.2 Communication from Councillors LePage and Barrett requesting a discussion regarding the City's purchase of streetlights, electric rates and cost-saving measures
- 18.3 Communication from Councillor LePage requesting an update on the hiring and funding of a Middle School health teacher
- 18.4 Communication from Councillor Scatamacchia requesting to introduce residents of So Kimball st regarding truck traffic on So Kimball st Attachments

19 RESOLUTIONS AND PROCLAMATIONS

NO SCHEDULE

20 COUNCIL COMMITTEE REPORTS AND ANNOUNCEMENTS

21 DOCUMENTS REFERRED TO COMMITTEE STUDY

22 ADJOURN

3.1

Memorandum of Agreement
Between
The City of Haverhill and The IAFF – Local #1011

Two year contract:

July 1, 2014 to June 30, 2015
July 1, 2015 to June 30, 2016

Article XII:

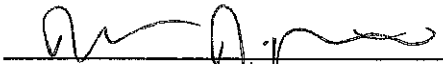
Effective 7-1-2014 1.5% salary increase
Effective 7-1-2015 1.5% salary increase

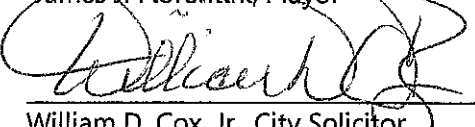
Article XII: Section 3: Paid Details

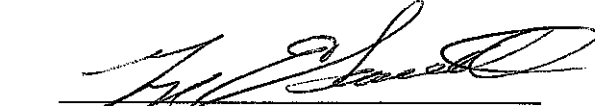
Effective 7/1/2015 - Increase detail rate from \$36 per hour to \$44 per hour

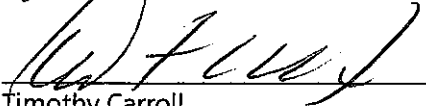
All terms and conditions of the current CBA to remain in full force and effect. This agreement is subject to ratification by the Union and appropriation by the City Council.


Date: 7-14-15


James J. Fiorentini, Mayor


William D. Cox, Jr., City Solicitor


George Sarrette, Union President


Timothy Carroll


Roger Moses


Leah Barrault, Esq.



JAMES J. FIORENTINI
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@CITYOFHAVERHILL.COM
WWW.CI.HAVERHILL.MA.US

July 24, 2015

City Council President John A. Michitson and
Members of the Haverhill City Council

RE: Salary Ordinance & MOA

Dear Mr. President and Members of the Haverhill City Council:

Enclosed is a Salary Ordinance and MOA for Local #1011 – IAFF (Fire Department Group). The ordinance must be placed on file for two weeks after which time I recommend approval.

Very truly yours,

James J. Fiorentini
Mayor

JJF/ah



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

MUNICIPAL ORDINANCE
AN ORDINANCE RELATING TO SALARIESCHAPTER
FIRE SAFETY SERVICESBE IT ORDAINED by the City Council of the City of Haverhill that **Document 52 of 2012** is hereby amended as follows:**EFFECTIVE 7/1/2014 1.5%**

	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 17.68	\$ 804.14	\$ 858.11	\$ 917.18	\$ 976.34	\$ 1,009.31
F/P Private						\$ 1,009.31
Mechanic		\$ 804.14	\$ 858.11	\$ 917.18	\$ 976.34	\$ 1,009.31
Signal Main.		\$ 804.14	\$ 858.11	\$ 917.18	\$ 976.34	\$ 1,009.31

	Start	6 months	1 year
Lieutenant	\$ 1,056.40	\$ 1,103.49	\$ 1,150.61
F/P Lieutenant			\$ 1,150.61
Training/Education Lt.			\$ 1,150.61
Captain	\$ 1,200.46	\$ 1,250.32	\$ 1,300.18
Deputy	\$ 1,352.18	\$ 1,404.18	\$ 1,456.20
F/P Deputy			\$ 1,456.20
Sr. Deputy			\$ 1,456.20
Training Deputy			\$ 1,456.20
Fire Alarm. Super.			\$ 1,300.18

Master Mechanic	\$ 1,110.24	\$ 1,160.70	\$ 1,211.17
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EFFECTIVE 7/1/2015 1.5%

	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 17.95	\$ 816.20	\$ 870.98	\$ 930.94	\$ 990.98	\$ 1,024.45
F/P Private						\$ 1,024.45
Mechanic		\$ 816.20	\$ 870.98	\$ 930.94	\$ 990.98	\$ 1,024.45
Signal Main.		\$ 816.20	\$ 870.98	\$ 930.94	\$ 990.98	\$ 1,024.45

	Start	6 months	1 year
Lieutenant	\$ 1,072.24	\$ 1,120.04	\$ 1,167.86
F/P Lieutenant			\$ 1,167.86
Training/Education Lt.			\$ 1,319.68
Captain	\$ 1,372.46	\$ 1,425.25	\$ 1,478.04
Deputy	\$ 1,372.46	\$ 1,425.25	\$ 1,478.04
F/P Deputy			\$ 1,478.04
Sr. Deputy			\$ 1,478.04
Training Deputy			\$ 1,319.68
Fire Alarm. Super.			\$ 1,319.68

Master Mechanic	\$ 1,126.89	\$ 1,178.11	\$ 1,229.34
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Article XII: Section 3: Paid Details

Increase detail rate from \$36 per hour to \$44 per hour

Approved as to legality:

City Solicitor

1.52



DOCUMENT 52

CITY OF HAVERHILL

In Municipal Council April 10 2012

ORDERED:

MUNICIPAL ORDINANCE
AN ORDINANCE RELATING TO SALARIES

CHAPTER
FIRE SAFETY SERVICES

BE IT ORDAINED by the City Council of the City of Haverhill that Document 63 of 2006 is hereby amended as follows:

EFFECTIVE 7/1/2006 1%	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 15.39	\$ 699.99	\$ 746.96	\$ 798.39	\$ 849.88	\$ 878.58
F/P Private						\$ 878.58
Mechanic		\$ 699.99	\$ 746.96	\$ 798.39	\$ 849.88	\$ 878.58
Signal Main.		\$ 699.99	\$ 746.96	\$ 798.39	\$ 849.88	\$ 878.58

	Start	6 months	1 year
Lieutenant	\$ 919.57	\$ 960.56	\$ 1,001.57
F/P Lieutenant			\$ 1,001.57
Training/Education Lt.			\$ 1,001.57
Captain	\$ 1,044.97	\$ 1,088.38	\$ 1,131.77
Deputy	\$ 1,177.04	\$ 1,222.31	\$ 1,267.59
F/P Deputy			\$ 1,267.59
Sr. Deputy			\$ 1,267.59
Training Deputy	\$ 1,177.04	\$ 1,222.31	\$ 1,267.59
Fire Alarm. Super.			\$ 1,131.77
Master Mechanic	\$ 966.43	\$ 1,010.36	\$ 1,054.29

EFFECTIVE 7/1/2007 1%	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 15.55	\$ 706.99	\$ 754.43	\$ 806.37	\$ 858.38	\$ 887.36
F/P Private						\$ 887.36
Mechanic		\$ 706.99	\$ 754.43	\$ 806.37	\$ 858.38	\$ 887.36
Signal Main.		\$ 706.99	\$ 754.43	\$ 806.37	\$ 858.38	\$ 887.36

	Start	6 months	1 year
Lieutenant	\$ 928.76	\$ 970.16	\$ 1,011.59
F/P Lieutenant			\$ 1,011.59
Training/Education Lt.			\$ 1,011.59
Captain	\$ 1,055.42	\$ 1,099.26	\$ 1,143.09
Deputy	\$ 1,188.81	\$ 1,234.53	\$ 1,280.26
F/P Deputy			\$ 1,280.26
Sr. Deputy			\$ 1,280.26
Training Deputy	\$ 1,188.81	\$ 1,234.53	\$ 1,280.26
Fire Alarm. Super.			\$ 1,143.09
Master Mechanic	\$ 976.10	\$ 1,020.47	\$ 1,064.84

2.
Salaries
Fire Safety
Services

BACKUP

EFFECTIVE 7/1/2008 2%

	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 15.86	\$ 721.13	\$ 769.52	\$ 822.50	\$ 875.54	\$ 905.11
F/P Private						\$ 905.11
Mechanic		\$ 721.13	\$ 769.52	\$ 822.50	\$ 875.54	\$ 905.11
Signal Main.		\$ 721.13	\$ 769.52	\$ 822.50	\$ 875.54	\$ 905.11

	Start	6 months	1 year
Lieutenant	\$ 947.34	\$ 989.57	\$ 1,031.82
F/P Lieutenant			\$ 1,031.82
Training/Education Lt.			\$ 1,031.82
Captain	\$ 1,076.53	\$ 1,121.25	\$ 1,165.95
Deputy	\$ 1,212.59	\$ 1,259.22	\$ 1,305.87
F/P Deputy			\$ 1,305.87
Sr. Deputy			\$ 1,305.87
Training Deputy	\$ 1,212.59	\$ 1,259.22	\$ 1,305.87
Fire Alarm. Super.			\$ 1,165.95
Master Mechanic	\$ 995.62	\$ 1,040.88	\$ 1,086.13

EFFECTIVE 7/1/2009 2%

	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 16.18	\$ 735.55	\$ 784.91	\$ 838.95	\$ 893.05	\$ 923.21
F/P Private						\$ 923.21
Mechanic		\$ 735.55	\$ 784.91	\$ 838.95	\$ 893.05	\$ 923.21
Signal Main.		\$ 735.55	\$ 784.91	\$ 838.95	\$ 893.05	\$ 923.21

	Start	6 months	1 year
Lieutenant	\$ 966.28	\$ 1,009.36	\$ 1,052.46
F/P Lieutenant			\$ 1,052.46
Training/Education Lt.			\$ 1,052.46
Captain	\$ 1,098.06	\$ 1,143.67	\$ 1,189.27
Deputy	\$ 1,236.84	\$ 1,284.41	\$ 1,331.98
F/P Deputy			\$ 1,331.98
Sr. Deputy			\$ 1,331.98
Training Deputy	\$ 1,236.84	\$ 1,284.41	\$ 1,331.98
Fire Alarm. Super.			\$ 1,189.27
Master Mechanic	\$ 1,015.53	\$ 1,061.69	\$ 1,107.85

3.
Salaries
Fire Safety
Fire Services

BACKUP

EFFECTIVE 7/1/2010 2%	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 16.50	\$ 750.26	\$ 800.61	\$ 855.73	\$ 910.91	\$ 941.67
F/P Private						\$ 941.67
Mechanic		\$ 750.26	\$ 800.61	\$ 855.73	\$ 910.91	\$ 941.67
Signal Main.		\$ 750.26	\$ 800.61	\$ 855.73	\$ 910.91	\$ 941.67

	Start	6 months	1 year
Lieutenant	\$ 985.61	\$ 1,029.55	\$ 1,073.51
F/P Lieutenant			\$ 1,073.51
Training/Education Lt.			\$ 1,073.51
Captain	\$ 1,120.02	\$ 1,166.54	\$ 1,213.06
Deputy	\$ 1,261.57	\$ 1,310.09	\$ 1,358.62
F/P Deputy			\$ 1,358.62
Sr. Deputy			\$ 1,358.62
Training Deputy	\$ 1,261.57	\$ 1,310.09	\$ 1,358.62
Fire Alarm. Super.			\$ 1,213.06
Master Mechanic	\$ 1,035.84	\$ 1,082.93	\$ 1,130.01

EFFECTIVE 7/1/2011 2.5%	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 16.91	\$ 769.02	\$ 820.62	\$ 877.12	\$ 933.69	\$ 965.22
F/P Private						\$ 965.22
Mechanic		\$ 769.02	\$ 820.62	\$ 877.12	\$ 933.69	\$ 965.22
Signal Main.		\$ 769.02	\$ 820.62	\$ 877.12	\$ 933.69	\$ 965.22

	Start	6 months	1 year
Lieutenant	\$ 1,010.25	\$ 1,055.29	\$ 1,100.34
F/P Lieutenant			\$ 1,100.34
Training/Education Lt.			\$ 1,100.34
Captain	\$ 1,148.02	\$ 1,195.71	\$ 1,243.38
Deputy	\$ 1,293.11	\$ 1,342.85	\$ 1,392.59
F/P Deputy			\$ 1,392.59
Sr. Deputy			\$ 1,392.59
Training Deputy	\$ 1,293.11	\$ 1,342.85	\$ 1,392.59
Fire Alarm. Super.			\$ 1,243.38
Master Mechanic	\$ 1,061.74	\$ 1,110.00	\$ 1,158.26

BACKUP

4. Salaries
Fix Safety
Services

EFFECTIVE 7/1/2012 1.5%

	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 17.17	\$ 780.55	\$ 832.93	\$ 890.28	\$ 947.69	\$ 979.69
F/P Private						\$ 979.69
Mechanic		\$ 780.55	\$ 832.93	\$ 890.28	\$ 947.69	\$ 979.69
Signal Main.		\$ 780.55	\$ 832.93	\$ 890.28	\$ 947.69	\$ 979.69

	Start	6 months	1 year
Lieutenant	\$ 1,025.40	\$ 1,071.11	\$ 1,116.85
F/P Lieutenant			\$ 1,116.85
Training/Education Lt.			\$ 1,116.85
Captain	\$ 1,165.24	\$ 1,213.64	\$ 1,262.03
Deputy	\$ 1,312.51	\$ 1,362.99	\$ 1,413.48
F/P Deputy			\$ 1,413.48
Sr. Deputy			\$ 1,413.48
Training Deputy	\$ 1,312.51	\$ 1,362.99	\$ 1,413.48
Fire Alarm. Super.			\$ 1,262.03
Master Mechanic	\$ 1,077.67	\$ 1,126.65	\$ 1,175.64

EFFECTIVE 7/1/2013 1.5%

	Reserve	Start	Year 1	Year 2	Year 3	Year 5
Private	\$ 17.42	\$ 792.26	\$ 845.43	\$ 903.63	\$ 961.91	\$ 994.39
F/P Private						\$ 994.39
Mechanic		\$ 792.26	\$ 845.43	\$ 903.63	\$ 961.91	\$ 994.39
Signal Main.		\$ 792.26	\$ 845.43	\$ 903.63	\$ 961.91	\$ 994.39

	Start	6 months	1 year
Lieutenant	\$ 1,040.79	\$ 1,087.18	\$ 1,133.60
F/P Lieutenant			\$ 1,133.60
Training/Education Lt.			\$ 1,133.60
Captain	\$ 1,182.72	\$ 1,231.85	\$ 1,280.96
Deputy	\$ 1,332.20	\$ 1,383.43	\$ 1,434.68
F/P Deputy			\$ 1,434.68
Sr. Deputy			\$ 1,434.68
Training Deputy	\$ 1,332.20	\$ 1,383.43	\$ 1,434.68
Fire Alarm. Super.			\$ 1,280.96
Master Mechanic	\$ 1,093.83	\$ 1,143.55	\$ 1,193.27

Hearing JULY 28 2015

91
Questions contact – Dan Combes-508-935-1667

Petition of the NATIONAL GRID
OF NORTH ANDOVER, MASSACHUSETTS
For Electric conduit Location:

To the City Council of Haverhill Massachusetts

Respectfully represents the NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – Northside Court-Haverhill Massachusetts

The following are the streets and highways referred to:

18443871 Northside Court-Nationalgrid to install 1 new SO pole 56-1A approximately 55' west of North Ave, on the south side of Northside court. Install approximately 300 feet of new conduit from pole 56-1A to new enclosure, pull box #2 along the south side of Northside Court

Location approximately as shown on plan attached

IN CITY COUNCIL: July 14 2015
VOTED: that HEARING BE HELD
JULY 28 2015
Attest:

City Clerk

NATIONAL GRID
BY Robert Melcar
Engineering Department

nationalgrid

July 1, 2015
City of Haverhill
Room 118
Haverhill Ma

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID covering the installation of underground facilities.

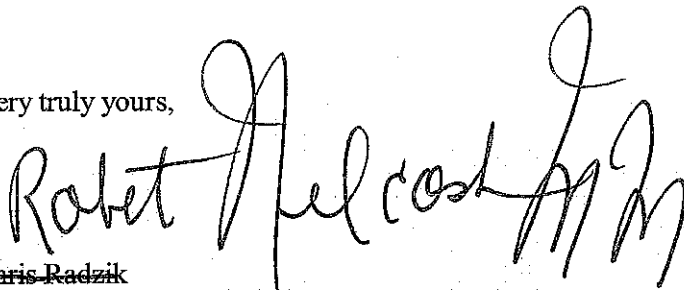
If you have any questions regarding this permit please contact:

Dan Combes 508-935-1667

If this petition meets with your approval, please return an executed copy to:

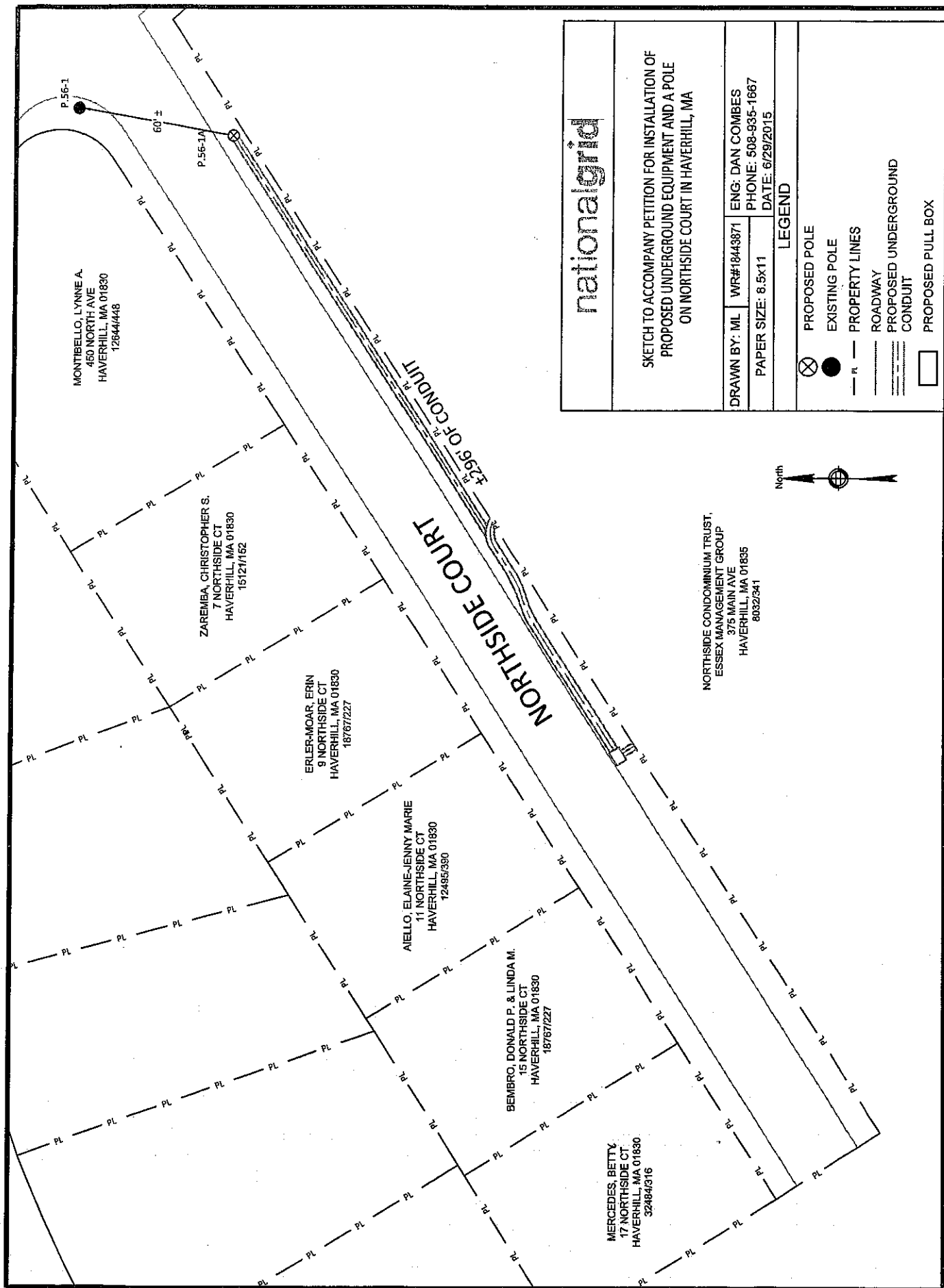
National Grid Contact: Maureen Miloro; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

A large, stylized handwritten signature in black ink, appearing to read "Robert Melcos".

~~Chris Radzik~~
Supervisor, Distribution Design

Enclosures



9/1/15

City
5.11.1

ORDERED:

Notice having been given and public hearing held, as provided by law, that the NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 1st day of July 2015 .

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked -Northside Court-Haverhill Massachusetts 18443871

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

Northside Court-Nationalgrid to install 1 SO new pole 56-1A approximately 55' west of North Ave, on the south side of Northside court. Install approximately 300 feet of new conduit from pole 56-1A to new enclosure, pull box #2 along the south side of Northside Court

I hereby certify that the foregoing order was adopted at a meeting of the
....., held on the day of, 20

....., 20

Received and entered in the records of location orders of the City/Town of
Book Page

Attest:

.....

..... hereby certify that on20....., at o'clock,M
at, a public hearing was held on the petition of
NATIONAL GRID for permission to construct the underground electric conduits described in the
order herewith recorded, and that I mailed at least seven days before said hearing a written notice
of the time and place of said hearing to each of the owners of real estate (as determined by the last
preceding assessment for taxation) along the ways or parts of ways upon which the Company is

for Hearing July 28 2015

Hearing September 29 2015
Robert D. Harb
ATTORNEY AT LAW
17 WEST STREET
HAVERHILL, MASSACHUSETTS 01830
RECEIVED

TEL: (978) 373-5611
FAX: (978) 373-7441
EMAIL: bobharb@aol.com

2015 JUL 16 AM 11 59

Of Counsel
Alfred J. Cirome

July 16, 2015

CITY CLERK'S OFFICE
HAVERHILL, MA.

7.1

City Council
City of Haverhill
4 Summer Street
Haverhill, MA 01830

Re: APPLICATION FOR A SPECIAL PERMIT
FOR TWO (2) SINGLE FAMILY DWELLING UNITS IN THE
WATERSHED PROTECTION DISTRICT

UNNUMBERED LIBERTY ST. & UNNUMBERED CRYSTAL ST.
Haverhill Assessor's Map 573 Block 2 Lots 1, 1-1 and 1-2
Also being shown as Lots 1, 2 and 3 on Plan Book 407 Plan 57 and
Proposed Lots 1A, 2A and 3A on Special Permit Site Plan

To the Haverhill City Council:

Application is hereby made for the issuance of a Special Permit in accordance with the Haverhill Zoning Ordinance and the Watershed Protection District Use Regulations (Chapter 255 Section 19).

The proposed allowed use, two (2) single family dwellings, one on New Lot 1A and one on New Lot 2A, will be serviced by individual septic systems and City water. The Applicant proposes New Lot 3A to be donated to the City of Haverhill or one of its Departments or Commissions if the lot will be accepted by the City.

The property is located in an SC Zone. The proposed use is allowed in that zone and is allowed in the Watershed Protection District (255-19 D (1) (a)). As can be seen from the plans filed with this Petition, Applicant is advised that no more than 10 % of the building lot will be rendered impervious, and the slope of the portion of the lot to be built upon does not exceed 15%.

The Plans filed herewith show that the proposed construction is 1500 feet from Crystal Lake. The Plans depict the present and proposed elevations and depict the location of sediment control barriers and distances from tributaries and wetlands.

Applicant believes that the project, as proposed, requires no Federal or State permits, but does require the Planning Board approval of a Form A Plan, approval of the Haverhill

Conservation Commission of a Notice of Intent for New Lot 1A, local Board of Health approval of the two septic systems, and local Foundation and Building Permits from the Building Department. All these local permits and approvals are to be filed after the Special Permit Approval.

This Application is accompanied by:

30 sets of the Site Plan;

30 sets of the Specs and Building Plans;

Consent of Owners to File Petition;

A Legal Description of the existing Lots and property;
and the required filling fee.

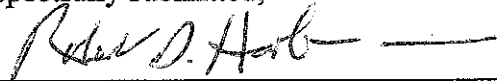
Applicant respectfully requests the Council to find that this proposal satisfies the requirements of the Watershed Protection District (S255-19 G), that is:

- A. This proposal satisfies the design and operations guidelines set forth in S255-19F;
- B. This proposal is in harmony with the purposes and intent of the Wetlands Protection District Ordinance and will promote the purposes of said District;
- C. This proposal is appropriate to the natural topography, soils and other characteristics of the site to be developed;
- D. This proposal will not, during construction or thereafter, have an adverse environmental impact on any water body or water course in the district; and
- E. This proposal will not adversely affect the quality or quantity of an existing or potential water supply.

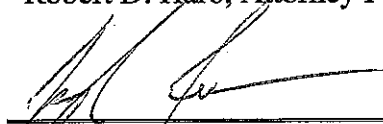
Therefore, the Applicant respectfully requests the City Council approve his Application and Issue the Special Permit for the proposed two (2) single family dwelling units in the Watershed Protection District.

Applicant waives the 65 day hearing requirement.

Respectfully submitted,



Robert D. Harb, Attorney For Applicant Joseph Franciosa,



Joseph Franciosa-Applicant

Hearing Sep 29 2015
Unnumbered Liberty St & Crystal St

July 13, 2015

Haverhill City Council &
Haverhill Planning Board
City of Haverhill
4 Summer Street
Haverhill, MA 01830

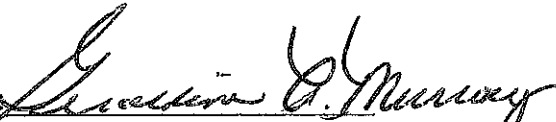
Re: **Petition of Joseph Franciosa**
Unnumbered Liberty Street and Crystal Street, Haverhill, MA
Assessors Map 573 Block 2 Lot 1, Lot 1-1 and Lot 1-2

To the Haverhill City Council and Planning Board:

GLS Properties, LLC, owner of the above referenced properties located on Liberty Street and Crystal Street, Haverhill, MA, hereby gives its consent and approval for Joseph Franciosa to file a Petition for Special Permits with the Haverhill City Council and Applications for Form A Plans with the Haverhill Planning Board regarding said premises.

Sincerely,

GLS Properties, LLC

By: 
Geraldine A. Murphy, Its Duly Authorized Manager

l-bdapp-consent-franciosa-crystal

57
407

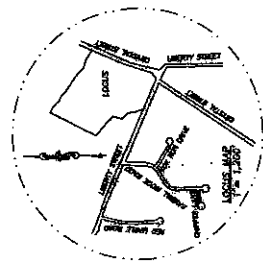
PLAN BOOK 407
Haverhill, Mass.
JAN 10 1900
RECORDED
RECEIVED

LOCUS DEED REFERENCE IS BOOK 15045 PAGE 184
LOCATION OF HAVERRILL, MASS. FROM
CITY OF HAVERRILL ASSESSORS' MAP



N/F KEY-LO REALTY TRUST

N/F DIANNE M. BRADLEY



N/F SINCERE REALTY TRUST

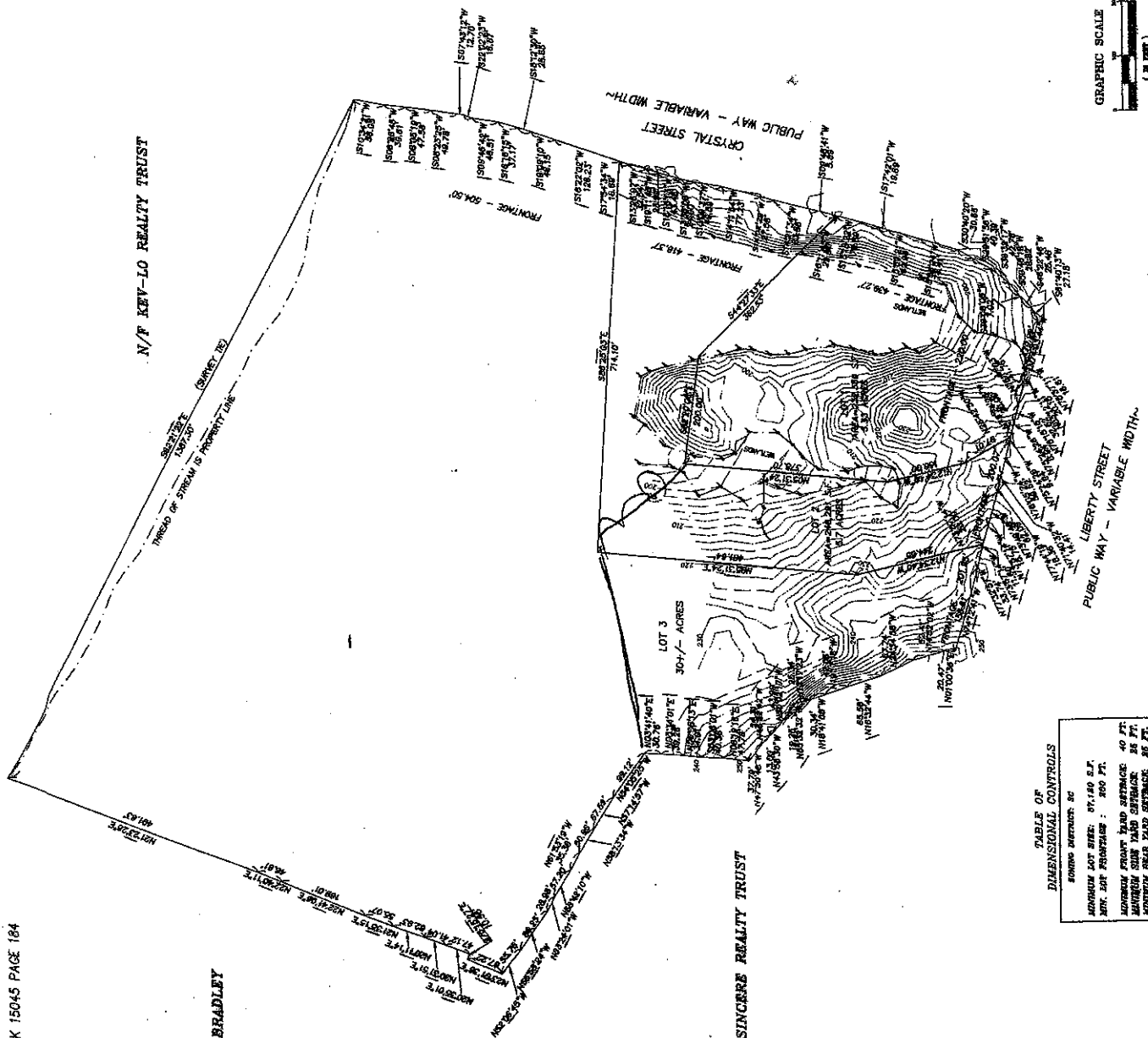


TABLE OF
DIMENSIONAL CONTROLS

MINIMUM LOT AREA	87,400 S.F.
MIN. LOT FRONTAGE	200 FT.
MINIMUM FRONT YARD SETBACK	40 FT.
MINIMUM SIDE YARD SETBACK	25 FT.
MINIMUM REAR YARD SETBACK	25 FT.

GRAPHIC SCALE



PLANNING BOARD
APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED

PREPARED BY: Paul J. Richards
DATE: 4/15/04
BY: Paul J. Richards
DATE: 4/15/04

NO DETERMINATION OF COMPLIANCE WITH ALL
ZONING REQUIREMENTS HAS BEEN MADE.

PLAN OF LAND

IN
HAVERHILL, MA
CRYSTAL AND LIBERTY STREET
MAP 475 BLOCK 2 LOT 1

DATE: JANUARY 10, 2004 SCALE: 1" = 100'

PREPARED FOR:
DOUGLAS RICHARDS

ENGINEERING & SURVEYING SERVICES
ENGINEERING & SURVEYING SERVICES
70 BUCKINGHAM STREET, 2ND FLOOR
HAVERHILL, MASS. 01830
IN COMPLIANCE WITH
NEPONSET VALLEY SURVEY ASSOCIATES, INC.

I HEREBY CERTIFY:

THAT THIS PLAN WAS PREPARED IN ACCORDANCE
WITH THE RULES AND REGULATIONS OF THE
COMMISSIONERS OF DEEDS AND RECORDS OF THE
COMMONWEALTH OF MASSACHUSETTS, PART A,
GOVERNING SUBDIVISION OF LAND SECTION 2, PART A.
I FURTHER CERTIFY THAT NO NEW RIGHT OF WAY
OR EASEMENT HAS BEEN SHOWN AS EXISTING
AND HAS NOT CHANGED OR ALTERED IN ANY MANNER
BY THIS PLAN.



STEPHEN P. DESROCHES - P.L.S.

PROPERTY LEGAL DESCRIPTION

The land in Haverhill, consisting of about thirty-eight (38) acres, situated on the Westerly side of Crystal Street, bounded and described as follows:

Beginning at the Northeasterly corner thereof by said Street and at land now of Ralph Fish (formerly of Kimball), thence running Southerly along the Westerly side of Crystal Street to the junction of Liberty Street; thence Westerly by said Liberty Street to land of Kerr (formerly of Pettengill; thence in a general Northerly direction by said Kerr's land (along a stone wall) to land of Bradley (formerly of Poor); thence Northeasterly by said Bradley land (along a stone wall) to said land of Fish; thence Southeasterly by said land of Fish (along a stone wall) to the Westerly line of Crystal Street at the point of beginning.

The premises are also shown as Lot 1, Lot 2 and Lot 3 on Crystal Street and Liberty Street on a plan of land entitled, "Plan of Land in Haverhill, MA, Crystal and Liberty Street, Map 573, Block 2, Lot 1", Date: January 10, 2006, Scale: 1"= 100', Prepared For: Douglas Richards, Prepared By: Engineering & Surveying Services in conjunction with Neponset Valley Survey Associates, Inc. and recorded with the Essex South District Registry of Deeds in Plan Book 407, Plan 57.

STANDARD SPECIFICATION SHEET

UTILITIES	Water supply – Municipal Water Waste Disposal – Municipal Sewer
FOUNDATION	Footings – 3,000 PSI 10" thick poured concrete walls 8" block Floors – 4" poured concrete Damp proofed walls
FRAME	Sills 2x6 , 1PT, 1KD Exterior walls and plates 2x6 Interior walls 2x6 Floor joists 2x10 (or per code) Ceiling joists 2x8 Roof rafters 2x8 or 2x10, 10 pitch roof Sub floors ¾" tongue and groove underlayment Roof sheathing ½" plywood Exterior sheathing ½" OSB strand board
ROOF	30 yr architectural shingles, drip edge, attic ridge vent, first course ice & water Shield, shingle color to be determined
SIDING	Vinyl siding with vinyl and metal trim Vinyl shutters (front of home only)
DECKS	Deck and steps will be provided at entry doors. Front platform will be Constructed of pressure treated with composite decking and PVC rails And posts, size of decks will be determined by size of associated door, Rear decks will be constructed of pressure treated joist and decking, 2x4 rails, 2x2 balusters, 4x4 posts. Rear deck 10x12

INSULATION:

Exterior Walls- R-21 fiberglass batts
Cellar Ceiling- R-30 fiberglass batts
Attic Floor- R-38 or current code blown in

INTERIOR

Walls- ½ "drywall, 1 coat primer, 1 coat flat finish paint
Color- Linen White
Ceilings- White textured
Woodwork- 3 ½ " colonial finger jointed pine baseboard
2 ½ "colonial finger jointed pine casing
Doors- 6 panel molded hollow core masonite
Woodwork and doors finished with 2 coats of white satin paint

ELECTRICAL:

200 AMP Service
Exterior- 2 front door lights, 1 rear flood, 6 interior recessed lights 3 pre-wired cable jacks, 3 pre-wired telephone jacks
Interior fixtures provided by Seller or \$500.00 allowance

PLUMBING:

PVC and/or copper water lines, PVC drain lines
One piece tub/shower units (white) porcelain toilets and sinks (white), double bowl stainless steel kitchen sink, pedestal sink (white), in half bath, all faucets polished chrome
Washer/ Electric Dryer hook up

HEAT:

Forced hot air by Gas- 95% efficient Goodman Furnace- 1 zone
Central air conditioning- 1 zone
Gas fired hot water tank

CABINETS

Raised panel maple kitchen and bath cabinets, laminate counter tops, brushed chrome knobs

APPLIANCES

\$1,200 allowance for range, ductless hood fan and dishwasher

FLOORING

Carpet with pad from builder selection

Vinyl from builder selection

Oak flooring in front foyer and dining room

Additional oak flooring quoted upon request

FIREPLACE

36" Zero Clearance Gas with tile hearth and wood surround mantel

LANDSCAPE

All disturbed areas within 30' of the house will be loamed, raked and seeded. 6 shrubs with bark mulch will be planted. Seeding does not guarantee a lawn: watering, maintenance, and fertilizing is responsibility of the homeowner.

DRIVEWAY:

Crushed gravel product to an average depth of 4" an average width of 10' with 20'x30' turnaround at garage. 1 coat 2" asphalt paving.

*******STANDARD EXCLUSIONS**

MIRRORS, TOWEL / PAPER HOLDERS, SHOWER RODS, SHOWER DOORS

*******PUNCH LIST ITEMS AND ESCROW MONIES SHALL BE MUTUALLY AGREED UPON
BETWEEN SELLER AND BUYER OR AGENTS**

*******ALTERATIONS OF THIS SPEC SHEET WITHOUT PRIOR WRITTEN CONSENT OF THE
SELLER WILL NOT BE HONORED NAS PART OF ANY SALES AGREEMENT**

*******ANY AND ALL CHANGE ORDERS MUST BE SUBMITTED I WRITING PENDING
APPROVAL BY SELLER. CHANGE ORDERS MUST BE PAID IN FULL PRIOR TO
INSTALLATION AND / OR CONSTRUCTION. ANY DELAY INCURRED BY CHANGE
ORDERS OR INSUFFICIENT PAYMENT MAY EFFECT THE DELIVERY DATE OF
THE FINISHED PRODUCT.**

*******BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE. BUILDER RESERVES THE
RIGHT TO SUBSTITUTE ANY OF THE ABOVE SPECS WITH MATERIALS AND / OR
BRANDS OF SIMILAR OR GREATER QUALITY. ALL ROOM DIMENSIONS ARE
APPROXIMATE**

Hearing August 25 2015

MUNICIPALITY

PETITION FOR JOINT OR IDENTICAL POLE LOCATION

7.2

Lowell, Mass.,

06/25/2015

To the City Council
of Haverhill, Massachusetts.

VERIZON NEW ENGLAND INC. (Formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY) and MASSACHUSETTS ELECTRIC COMPANY (NORTH ANDOVER) request permission to locate poles, wires, cables and fixtures, including the necessary anchors, guys and other such sustaining and protecting fixtures to be owned and used in common by your petitioners, along and across the following public way or ways:-

WILLOW AVENUE – Place one (1) Pole

Location approximately as shown on Plans attached

Wherefore they pray that after due notice and hearing as provided by law, they be granted joint or identical locations for and permission to erect and maintain poles, wires and cables, together with anchors, guys and other such sustaining and protecting fixtures as they may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked-Verizon PLAN NO. 752 Dated 06/25/2015.

Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioners agree to reserve space at a suitable point on each of said poles for the limited purpose of attaching one-way low voltage fire and pole signaling wires for public safety purposes only.

VERIZON NEW ENGLAND INC.
(Formerly known as NEW ENGLAND TELEPHONE AND TELEGRAPH)

By Robert Gault
Manager

MASSACHUSETTS ELECTRIC COMPANY (NORTH ANDOVER)

By Bob Detolski
Distribution Engineering

(MC 65)

781-376-5066
Chris

RECEIVED

2015 JUL 15 PM 12 44

CITY CLERK'S OFFICE
HAVERHILL, MA.



900 Chelmsford St.
Tower 2, Floor 1
Lowell, MA 01851

July 10, 2015

Haverhill City Hall
Attn: Linda Koutoulas – Rm. 118
4 Summer St.
Haverhill, MA 01830

RE: Petition Plan #752 – Willow Avenue

Enclosed, you will find the above referenced petition plan for placing new Jointly-Owned Pole #616/22.5 Willow Ave. to service new solar farm.

All questions concerning this petition should be directed to Robert Coulter @ 978-323-0257.

Please send hearing notice and invoice to the following address:

Verizon
Attention: Robert Coulter
900 Chelmsford St.
Tower 2, Floor 1
Lowell, MA 01851

Thank you for your attention and cooperation.

Cordially Yours,

Robin Craven
978-323-0272

Enc: Pet/Plan/Order



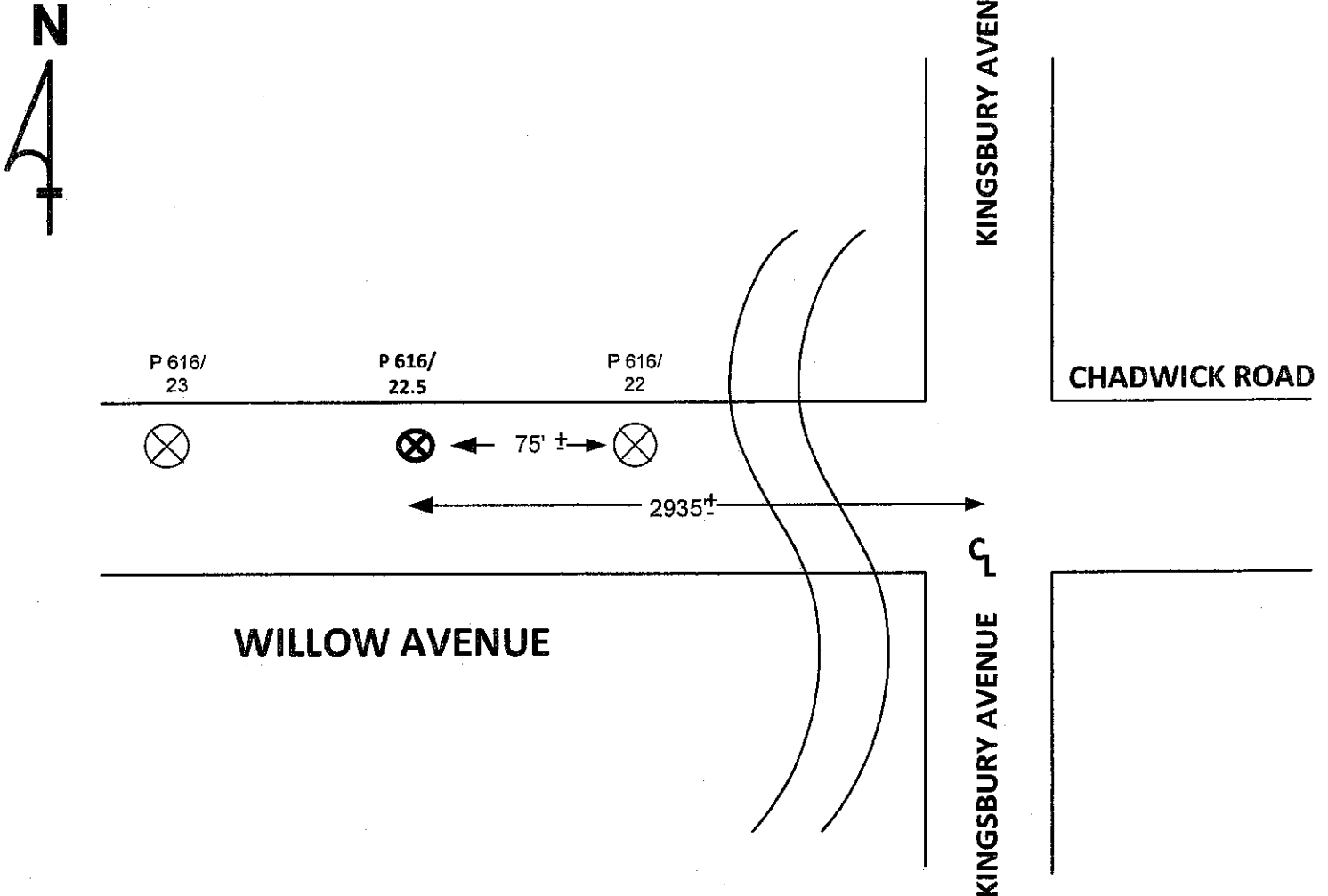
PETITION PLAN

MUNICIPALITY

Municipality: **Haverhill, Massachusetts**
Verizon New England Inc. and Massachusetts Electric Company
Showing: **Proposed Joint Pole Location for Solar Farm**

No. 752

Date: June 25, 2015



Prepared By SC/rlc

DISTANCES SHOWN ARE APPROXIMATE

Checked By **RC**
Order # 4A0BE1D

LEGEND

- | | | | |
|--|---|--|---|
| | - Proposed Verizon Pole Location | | - Existing Joint Pole to Remain |
| | - Verizon Pole Location to be Abandoned | | - Power Co. Pole Location to be Abandoned |
| | - Verizon Co. Pole to Remain | | - Present Joint Pole Location to be Abandoned |
| | - Proposed Joint Pole Location | | - Power Co. Location to be Held Jointly |
| | - Existing Verizon Manhole | | - Proposed Verizon Conduit Location |
| | - Proposed Verizon Manhole Location | | - Existing Verizon Buried Cable |
| | - Existing Verizon Conduit | | - Proposed Verizon Buried Cable Location |

Hearing August 25
2015
7.3

Questions contact – Joe Ientile -978-766-3114

PETITION FOR POLE AND WIRE LOCATIONS

North Andover, Massachusetts

To the City Council
Of Haverhill Massachusetts

NATIONAL GRID requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

South Cogswell St Ext- National Grid to install a sole owned pole 05-02 and anchor on S Cogswell Street Ext.

Location approximately as shown on plan attached

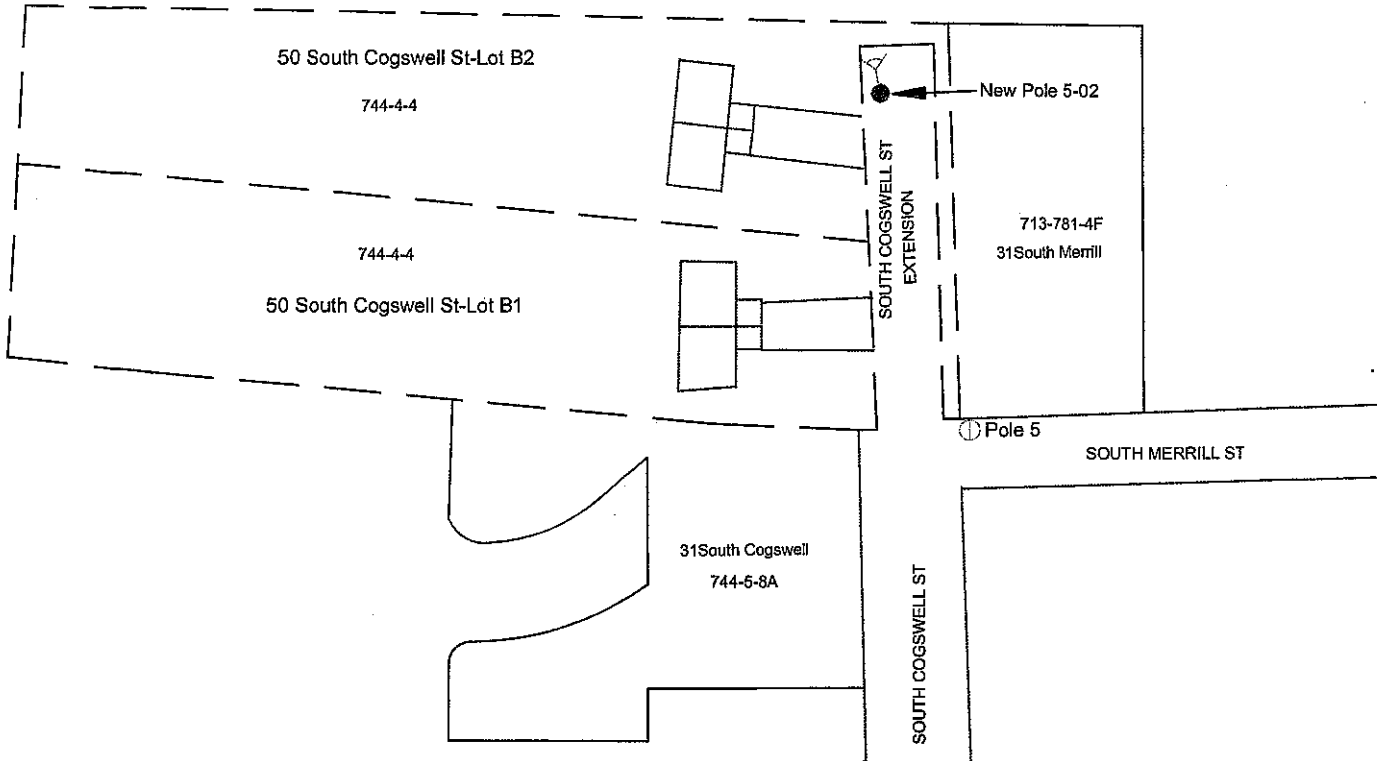
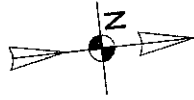
Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – South Cogswell Street Ext-Haverhill Massachusetts

17787763 July 13, 2015

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID
BY Robert Neldash
Engineering Department



SOLELY OWNED POLE PETITION

● Proposed NGRID Solely Owned Pole

Installation of New Solely Owned National Grid Pole 05-02 and Anchor on South Cogswell Street Extension Haverhill, MA

DISTANCES ARE APPROXIMATE

nationalgrid
And
Verizon New England, Inc.

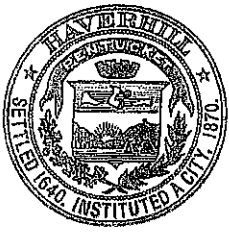
Date: 7-9-2015

Work Request Number: 17787763

To Accompany Petition Dated:

To The: City Of Haverhill

For Proposed: Installation of Pole: 05-02 Location: South Cogswell Extension



Hearing August 25
2015
Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315
wpillsbury@cityofhaverhill.com

7.4

DATE: July 24, 2015

MEMO TO: City Council President John J. Michitson and members of the Haverhill City Council

FROM: William Pillsbury, Economic Development and Planning Director

**RE: Zoning Amendment- Waterfront Zoning District -Merrimack Street
signage design review**

In order to more properly implement the Waterfront zoning ordinance as it relates to Merrimack street signage design review, the attached minor technical amendment is necessary.

I request the City Council to schedule a public hearing on the amendment on Tuesday August 25, 2015, and that the amendment be referred to the Planning Board for a recommendation at its August 12, 2015 meeting.

RECOMMENDATION: Schedule the Council hearing for August 25th and refer the matter to the planning board for it August 12th meeting.



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

File 10/15

7.4.1

~~ORDERED~~

MUNICIPAL ORDINANCE

CHAPTER 255

An Ordinance Relating to Zoning Table of Use and Parking Regulations

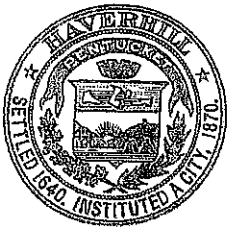
BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 255, Article XVI, Waterfront Zoning District section 255:41.2 (Signs permitted in the waterfront district), as amended, being and is hereby further amended by adding the following paragraph after the conclusion of the first sentence (In addition, projects in the WD must meet the following:)

"Any application for signage or awnings on Merrimack Street under the waterfront zoning ordinance shall require design review and approval by the Planning Director prior to the issuance of permits to ensure compliance with the ordinance. The building inspector shall forward permit applications and not issue permits for signage without prior approval of the Planning Director. The Planning Director may engage peer review of the signage application if warranted to ensure compliance with the ordinance."

APPROVED AS TO LEGALITY

CITY SOLICITOR

for Hearing August 25 2015 Merrimack St Signage design review



Hearing August 25²⁰¹⁵
Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315
wpillsbury@cityofhaverhill.com

7.5

DATE: July 24, 2015

MEMO TO: City Council President John J. Michitson and members of the
Haverhill City Council

FROM: William Pillsbury, Economic Development and Planning Director

**RE: Zoning Amendment- Stevens Street/Hale Street IG (Industrial
General) zone**

The Industrial General Zone including Stevens Street and Hale Street is an area of significant transition and as such the attached zoning amendment changes all uses currently labeled "P" –permitted to "S" – special permit by the city council. This will enable an appropriate level of review of projects proposed for the area.

I recommend that the City Council schedule a public hearing on the matter at its August 25th meeting and refer the matter to the Planning Board for a recommendation at its August 12th meeting.

Thank you for your attention to this matter.

RECOMMENDATION: Schedule the City Council hearing for August 25th and refer the matter to the Planning Board for its August 12th meeting.



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

*file
7/5/1*

~~ORDERED~~

MUNICIPAL ORDINANCE

CHAPTER 255

An Ordinance Relating to Zoning Table of Use and Parking Regulations

BE IT ORDAINED by the City Council of the City of Haverhill that Chapter 255, Table 1, TABLE OF USE AND PARKING REGULATIONS, being and is hereby further amended as follows:

SECTION 255, ZONING TABLE 1: In as much as the remaining IG zone (Stevens Street/Hale Street) is an area in significant transition all uses in this IG zone where the table is currently "P" PERMITTED shall be changed to "S" -SPECIAL PERMIT by the City Council.

APPROVED AS TO LEGALITY

CITY SOLICITOR

*For Hearing August 25 2015 IG zone
Stevens Street/Hale Street*

CITY OF HAVERHILL

12.

Honorable President and Members of the Municipal Council:

The undersigned respectfully asks that they may receive a License:

Type of license Buy and sale Second Hand Articles

Name of business LOUGHLAM SERVICE INC

Type of business Retail and Repair of mobile phones

Address of business 141 Winter st

JAMALEDDINE LOUGHLAM

PRINT APPLICANT NAME

Jamal

APPLICANT'S SIGNATURE

HAVERHILL, JULY, 2nd, 2015

OFFICE USE ONLY

☒ RENEW

No. _____

FEE 50⁰⁰ paid

IN MUNICIPAL COUNCIL, _____, 2015

ATTEST:

_____, CITY CLERK

APPROVED ✓

DENIED _____

[Signature]

POLICE CHIEF

[Signature]
(IF NEEDED, OTHER DEPARTMENT SIGN-OFF)

MORE INFO ON BACK

[Signature] [Signature]

56
RKACO, LLC
1501 Main Street
Unit #47
Tewksbury, MA 01876

June 16 2015
Hearing

April 13, 2015

Mr. John A. Michitson, City Council President
City of Haverhill
4 Summer Street
City Hall Room 204
Haverhill, MA 01830

RE: Special Permit
2 Cross Road, Haverhill, Mass
Assessor's Map 732, Block 776, Lot 2
Petitioner: RKACO, LLC
1501 Main Street, Unit #47
Tewksbury, MA 01876

Mr. Michitson and Members of the City Council,

The petitioner proposes to construct three (3) buildings totaling thirteen (13) units that will be sold as condominiums on 1.4 acre previously developed site in the Ward Hill section of Haverhill. The site currently is used as a combined residential and commercial automotive repair and storage yard with access off of both Cross Street and Bradstreet Avenue. The proposed development would improve the aesthetics of the neighborhood by cleaning and removing broken-down cars and trucks stored on the lot, and restoring natural vegetation to the site.

Please find attached to this petition the following:

- 30 Sets of Site Plans
- 30 Sets of Project Specification Sheet
- Legal Description of Land
- \$250 Fee

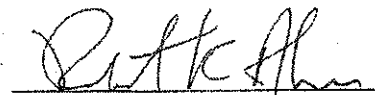
We waive the 65 day hearing requirement.

If you have any questions concerning the attachments, or require anything further, please feel free to contact me at your convenience.

978-851-3048

Sincerely,

RKACO, LLC



Robert Ahern

IN CITY COUNCIL: April 21 2015
REFER TO PLANNING BOARD AND
VOTED: that COUNCIL HEARING BE HELD JUNE 16 2015
Attest:

City Clerk

IN CITY COUNCIL; June 16 2015
POSTPONED TO JUNE 30 2015
Attest:

City Clerk

IN CITY COUNCIL: June 30 2015
CONTINUED TO JULY 14 2015
Attest:

City Clerk

IN CITY COUNCIL: July 14 2015
CONTINUED TO JULY 28 2015
Attest:

City Clerk



Haverhill

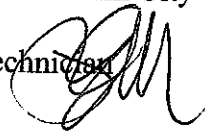
Economic Development and Planning
Conservation Department

Phone: 978-374-2334 Fax: 978-374-2366

rmoores@cityofhaverhill.com

conservation@cityofhaverhill.com

MEMO TO: John A. Michitson, City Council President and Haverhill City Councilors

FROM: Robert E. Moore, Jr., Environmental Health Technician 

DATE: July 24, 2015

RE: RKACO, LLC for 2 Cross Road - Bradstreet Crossing
Parcel ID: 732-776-2
Multi-family Residential Special Permit Application

The Commission discussed this project with the applicant and the design engineer at its July 16th meeting. The applicant submitted new materials to the Commission yesterday, allowing the project to return to the Commission on August 6th. The Commission requested I inform the Council that it finds the applicant to be moving in the right direction to resolve its concerns. The Commission also noted that it has no concerns with the Council issuing a special permit for this project, should it wish to do so.



Eggleston Environmental

July 14, 2015

Haverhill Conservation Department
City Hall, Room 201
4 Summer Street
Haverhill, MA 01830
Attn: Robert E. Moore, Jr., Environmental Health Technician

RE: **Stormwater Management Review**
2 Cross Road NOI

Dear Mr. Moore:

In follow-up to my June 16, 2015 review comments on the above-referenced project, I have received and reviewed the June 22, 2015 response from Andover Consultants in addition to the June 22, 2015 revised Site Plans (3 sheets) and Stormwater Report.

My comments on the revised submittal are outlined below. In order to facilitate tracking I have included my original comment, Andover Consultants' response (in italics), and my follow-up comments (in bold):

1. It is not clear that serious consideration was given to LID design practices, as is required by DEP Stormwater Standard 1. The plan shows a "rain garden" in the northwest corner of the lot adjacent to Bradstreet Avenue, but it does not appear to receive runoff from any of the proposed impervious surfaces, and there is no design detail provided. Given the permeable soils throughout the property and the relatively flat topography in the back portion of the site, consideration should be given to better dispersing and infiltrating runoff throughout the property, rather than concentrating it all at the two locations proposed.

Several LID measures were implemented into the overall site design, including the above mentioned rain garden, disconnecting roof top runoff from non-rooftop runoff and by limiting impervious surfaces to only what was required. Due to site limitations, such as an existing utility easement located along Bradstreet Avenue, the utility infrastructure required to support the use, and the desire to maintain some open yard area for residents to enjoy, it was necessary to utilize a combination of LID and traditional design practices.

With the addition of the roof infiltration systems for Buildings 1 and 2, the revised design does a better job of distributing the recharge and maintaining existing hydrology. It is still not clear what function the "rain garden" is intended to serve though, since it would not receive any runoff from impervious surfaces.

2. The drainage analysis is based on outdated (1963) TP-40 rainfall data and is not reflective of current climatology. Per the NRCS Engineering Field Handbook Chapter 2 - March 2013 Massachusetts Supplement MA-EFH2, more recent rainfall data developed by the Northeast Regional Climate Center should be used in place of TP-40 when estimating runoff and peak discharges. Table A1.1 of that document lists the 24-hr rainfall volumes for the 2, 10, 25 and 100-yr design storms in Haverhill as 3.15, 4.83, 6.16 and 8.94 inches, respectively.

The City does not specify the rainfall data that is required to be used, and several municipalities still use the TP-40 rain fall data. However, the 24 hour rainfall volumes for the 2, 10, 25, and 100- year design storms have been updated in the HydroCAD model as suggested and the report revised. These larger rainfall volumes resulted in larger runoffs in proposed conditions, as a result roof runoff from buildings 1 and 2 will drain to crushed stone subsurface infiltration systems which overflow via the roof drains at the surface.

Comment satisfactorily addressed, no further comment.

3. The drainage analysis presumes that all of the runoff in the design storm events is conveyed via the closed drainage system to the two infiltration structures for flow attenuation/infiltration, however it has not been demonstrated that the catchbasins and drainage pipes have been designed accordingly, e.g. that they are sized to capture and convey the runoff from the 100-yr design storm.

The closed drainage system has been sized for the 25 year storm, as is the standard. The capture area of both catch basins may overtop the catch basin rim in the larger storm but will eventually drain into the sumps and to the designed infiltration facilities which have been adequately sized to mitigate the peak flows per DEP standards.

Flow in excess of the design capacity is likely to pond around the two catchbasins in the driveway area between Buildings 1 and 2, and would eventually drain into the sumps and infiltration systems. However, the CB #1 closest to Cross Road is on the sloped entrance driveway; flow in excess of the grate/closed system capacity would drain directly onto Cross Road and should be modeled accordingly. Likewise, any roof drain connections that are not sized to convey the 100-yr storms would overflow onto the ground surface and should be modeled as such.

4. Pre-development vegetated areas should be conservatively modeled as "good" hydrologic condition. Based on aerial photos and observations during my site visit much of the site is well vegetated and generates little runoff.

To be conservative, the original HydroCAD model had the vegetated cover in both existing and proposed conditions modeled as "poor". Based on site visits, and viewing several aerial photos, it was determined the existing site "landscaping" is very worn, weathered and with little meaningful grass cover, while proposed conditions would be

replanted with fresh loam and seed. With that said, the HydroCAD model for both existing and proposed conditions was updated to "fair" for the vegetated areas in both pre- and post-development conditions and the results of the report were updated.

Comment addressed; no further comment.

5. According to the plan, the roof runoff from the proposed buildings will be piped directly to the drainage structures and will not drain over pervious areas. The roof areas should therefore not be modeled as unconnected. Conversely, the pre-development analysis should model all existing roofs as unconnected since they do drain onto pervious areas.

The roof areas in proposed and existing conditions of the HydroCAD model have been updated. There was no impact to the model as a result of this update.

Comment satisfactorily addressed; no further comment.

6. The proposed plan calls for a single roof drain located at one end of each building. It should be confirmed (e.g. based on architectural plans) that all of the roof area on each building can be drained to this single location and meet the invert specified.

The applicant will supply architectural plans prior to construction that detail the roof drain collection system.

While not necessarily requiring full architectural plans, the Conservation Commission may want to obtain confirmation from the property developer that locations of the proposed roof drains (now revised to the back of Buildings 1 and 2, and one end of Building 3) is consistent with the building roof design. In my experience, this issue frequently results in modifications to the drainage system design and is best addressed early in the process.

7. The drainage analysis does not appear to include the walkways and rear decks/patios as impervious area. Additional information is needed as to what materials are proposed for those areas.

The area of the walkways was included in the general designation of "paved parking". This area description has been updated to indicate it also includes the walkways. The rear decks and stairs will be made of wood and will not impede rainfall infiltration.

Comment satisfactorily addressed, the Conservation Commission may want to require that the decks be underlain with crushed stone to facilitate infiltration.

8. Per DEP criteria, exfiltration should be calculated over the bottom area of the infiltration structures only, not the surface area.

The HydroCAD model has been updated so exfiltration is only calculated over the horizontal, or bottom area, of the infiltration structures. This update did not result in a change in the model results.

Comment satisfactorily addressed; no further comment.

9. The outlet of the Stormtech system is modeled as being at invert 76.3, however the plan specifies an outlet invert of 75.65.

The discharge from the Stormtech system is controlled by the outlet control structure (DMH-3 OCS). Due to changes made to the model based on previous comments, the OCS has been revised to control the outflow via two 4" orifices with a 12" culvert that discharges to the rip rap splash pad. The inverts on the plan correspond with those in the HydroCAD model.

Comment satisfactorily addressed; no further comment.

10. The proposed design calls for the overflow spillway from the front infiltration basin to discharge flow directly onto Cross Road, thus concentrating the post-development runoff to the public right-of-way at a single location and posing a potential safety hazard, since it is not clear that the discharge would be confined to gutter flow. Based on the hydrologic analysis that was performed, the basin would overflow in the larger (5.3 and 6.4 inch) storm events. I recommend that the discharge from the basin be piped directly to the municipal drainage system in Cross Road in lieu of the surface overflow proposed.

The proposed overflow for the infiltration basin has been designed to mimic the existing conditions drainage flows and a rip rap level spreader has been added to spread the flow more evenly. If requested, the applicant will investigate and work with the engineering department to determine if piping directly into municipal drainage system is a possibility.

I reiterate my position that any concentrated discharge onto the public right-of-way should be avoided if possible, and a connection to the municipal drainage system pursued.

11. As proposed, the riprap overflow spillway from the infiltration basin is only 0.1 ft below the berm elevation, at an elevation of 74.9, and there is no freeboard provided in the larger design storms. This does not meet DEP design criteria, which call for at least a foot of freeboard to protect the berm. It also assumes an unrealistic level of precision in construction, particularly given that riprap surfaces are themselves uneven and are likely to vary by at least 0.1 foot.

The top of the infiltration basin has been raised to 76.1 to provide 1' of freeboard.

The top of the infiltration basin as shown on the Grading and Utility Plan is 76.0. I believe the el. 74 contour is also needed to tie into existing grades at the edge of the property.

12. The top of the berm between the sediment forebay and the infiltration basin is shown on the plan as being at the same elevation (el. 75.0) as the adjacent berm, thus flow from the forebay is as likely to drain toward Cross Road as it is to drain into the basin.

The berm between the sediment forebay and the basin has been revised to elevation 74.5, which ensures that overflow will drain to the basin.

Comment satisfactorily addressed; no further comment.

13. Inlets to the basin should be stabilized to prevent scour.

The outlet pipes discharging to the basin have been update to included stone stabilization to prevent scouring.

Comment satisfactorily addressed; no further comment.

14. I was not aware of the 10-inch outlet from the existing wetland until after I had completed my site visit, and am not clear on whether the 10-inch drain is part of the City's system or merely a private connection to it. Since it appears to control the area of wetland inundation on this and adjacent properties, I do recommend that the outlet drain be inspected prior to construction of the proposed project to ensure that it remains free flowing. A drainage easement on the abutting property may also be needed to provide maintenance access to the drain.

The 10" pipe referenced is located off of the applicant's property. The applicant has had discussions with the abutter regarding the pipe and if requested by the commission will inspect and clean the pipe if necessary prior to construction.

I reiterate my position that ongoing maintenance of the 10-inch drain is necessary to ensure that it remains free flowing and will not impact the proposed development and adjacent properties.

15. The proposed infiltration basin is located within the footprint of the existing house, hence the existing foundation and subbase will need to be removed down to natural soil, and additional soil testing conducted to confirm soil permeability and depth to groundwater.

The infiltration basin was designed with the information from soil Test Pit 3, which is in the approximate vicinity of the proposed basin. The applicant is removing the existing house and foundation, and if necessary will conduct additional soil testing to confirm the results from Test Pit 3.

Confirmatory testing at the proposed infiltration basin location and at the newly added roof infiltration system locations should be made a condition of approval and the testing conducted prior to system installation. The plans should also include a note calling for removal of existing fill beneath the infiltration structures.

16. Based on the test pit logs, there is upwards of five feet of fill on the site. The Stormwater Handbook prohibits infiltration in fill; therefore all fill in the immediate vicinity of the proposed infiltration systems will need to be removed. Given the past use of the site for automotive repairs and storage a licensed site professional (LSP) should confirm that there is no soil contamination on the site that could be mobilized by the induced infiltration.

The applicant has hired a licensed LSP to conduct a contamination evaluation for the site. If fill is encountered in the vicinity of the proposed infiltration system, the applicant will remove as necessary.

The Commission may want to discuss the timing of the LSP's investigation with the applicant, as the outcome could impact the viability of the proposed drainage system design.

17. According to the logs, soil test pit #2 was excavated to a depth of 76 inches, or elevation 72.3. The design calls for the bottom of the proposed subsurface infiltration basin to be at elevation 73.75, thus additional testing is needed to document that the seasonal high groundwater elevation is at least two feet below the bottom of the system.

The proposed subsurface infiltration system is located in the exact location of Test Pit 1 where seasonal high groundwater was determined to be elevation 71.67'. The bottom of the system is proposed greater than two feet above, at elevation 73.75'.

There are two test pits labeled TP-1 shown on Sheet 2, and none identified as TP-2. Based on the relative surface elevations listed on the test pit logs, and the fact that the log for TP-1 references the paved driveway, it appears that the test pit within the footprint of the proposed infiltration system is actually Test Pit 2. If this is the case, my original comment stands.

18. Design calculations are needed to demonstrate that the forebay is appropriately sized to pretreat the tributary runoff.

The forebay has been sized to treat 0.1" x the impervious area. Design calculations have been added to the revised stormwater report.

Comment satisfactorily addressed; no further comment.

19. The TSS removal calculations overstate the TSS removal provided, since the 80% credit for the infiltration is predicated on pretreatment being provided. Nonetheless, the

treatment trains proposed do provide at least 80% TSS removal as is required by DEP Standard 4.

As the required TSS is provided, no response is required.

Comment satisfactorily addressed; no further comment.

20. The Grading and Utility Plan specifies Stormtech SC-740 chambers for the subsurface infiltration system underlain by 6-inches of stone. The design detail is for DC-780 chambers, underlain by a minimum of 9-inches of stone.

The outdated chamber model has been removed from the detail sheet and the SC-740 Chamber detail with 6" of crushed stone above and below the chambers as model in HydroCAD has been added to the plans.

Comment satisfactorily addressed; no further comment.

21. I strongly recommend against the placement of filter fabric beneath the infiltration system as is called for in the design detail, as it is prone to clogging over time and will eventually deplete the infiltration capacity of the system. A filter layer of bank run gravel can be used instead of the fabric.

The applicant recognizes the concerns of the system potentially getting clogged and has revised the design to remove the bottom layer of filter fabric and adding a bank run gravel filter layer in its place.

Comment satisfactorily addressed; no further comment.

22. Additional spot grades should be added to the grading plan to ensure that there is at least 18-inches of cover over the chamber system.

Additional spots grades have been added to the plan to ensure the proper cover over the chambers.

Comment satisfactorily addressed; no further comment.

23. Design details are needed for the sediment forebay and infiltration basin berms, the riprap overflow/level spreader, and the rain garden.

These details have been added to the Site Details Sheet.

The infiltration basin berm should have an impervious core to prevent failure. The rain garden detail should specify the bioretention soil mixture to be used, as well as a planting plan.

24. The design detail for the shallow catchbasin does not include an outlet hood. Several manufacturers offer low profile hoods that can be used on shallow basins.

The shallow catch basin detail has been updated to include an outlet hood as requested.

Comment satisfactorily addressed; no further comment.

25. The detail sheet includes a detail for a "typical catchbasin for standard rim", with no sump. It is not clear where on the plan this basin is called for.

All catch basins are proposed to have deep sumps and hoods; the detail in question has been removed from the sheet.

Comment satisfactorily addressed; no further comment.

26. In conjunction with the proposed work to remove the historic fill from the wetland, it appears that the project would entail the disturbance of about an acre of land area and would be subject to the requirements of the EPA Construction General Permit. The selected contractor should be required to file an NOI for coverage under the CGP and prepare and implement a Construction Stormwater Pollution Prevention Plan (SWPPP).

The project currently proposed to disturb 42,498 sf (0.97 acres), including the area of historically filled wetland to be restored, and does not meet the threshold for requiring an EPA Construction General Permit at this time.

Comment satisfactorily addressed; no further comment.

27. The Erosion & Sediment Control Plan calls for erosion control barriers comprised of silt fence and hay bales; the plan (Sheet 3) calls for straw wattles.

The Erosion & Sedimentation Control Plan has been revised to use "straw wattles" to match the plan details.

Comment satisfactorily addressed; no further comment.

28. The construction sequence outlined in the Erosion & Sediment Control Plan does not include the construction of the buildings or the stormwater infiltration systems, nor does it identify whether the proposed infiltration systems will be kept offline during construction or used to manage runoff during construction.

The construction sequence indicates that construction "shall generally follow..." and is used for general guidance; sections have been added to add further detail. The proposed infiltration systems shall not be used during construction for dewatering or to manage runoff. This has been explicitly added to the Erosion and Sedimentation Control Plan.

Comment satisfactorily addressed; no further comment.

29. The Erosion & Sediment Control Plan should address handling of contaminated soil should any be encountered on site.

As previously stated, the applicant has hired a licensed LSP to conduct a contamination evaluation for the site. The report prepared by the LSP can be supplied to the Commission if requested.

Based on the findings of the initial investigation, it may be prudent to have the LSP on site during construction/excavation of proposed subsurface structures.

30. I have the following comments on the Long Term Pollution Prevention Plan (LTPPP) and Operation and Maintenance (O&M) Plan submitted with the application:

- The LTPPP identifies a number of generic measures to minimize pollutant exposure to stormwater, however it is not clear how they are to be enforced. Will there be a homeowners or condominium association for the development and, if so, will the prohibitions on vehicle washing and illicit discharges be included in the association documents?

A homeowner's or condominium association will be developed and will outline what is prohibited at the site.

The Homeowners Association should be identified in the O&M Plan as the party responsible for the ongoing maintenance of the drainage system, once it is assumed from the developer. The Conservation Commission may want the opportunity to review the HOA/Condominium documents.

- The LTPPP indicates that a dumpster will be used on the site for solid waste management; the location of the dumpster should be shown on the plan and appropriate screening, cover and spill containment provided.

The applicant has opted to remove the dumpster and instead go with roll away individual trash receptacles that will be stored in each garage and hauled away weekly by a private license hauler offsite.

Comment satisfactorily addressed; no further comment.

- There appears to be an inconsistency in the frequency of pavement sweeping called for in the plan.

Parking lot sweeping shall take place twice per year, preferably after the fall foliage and the winter seasons.

The LTPPP calls for the twice yearly cleaning in the first sentence under “Parking Lot sweeping schedule”, however the second sentence calls for once yearly cleaning.

- **The O&M Plan states that the property owners will be responsible for the maintenance of the stormwater system. Since there are multiple units proposed on the property and the stormwater system components are on what appears to be common property, I believe that a homeowners or association is needed as the legal entity for implementing and enforcing the O&M Plan.**

A homeowners association will be created to ensure the stormwater system is maintained as required. It will also ensure the upkeep of other site features such as landscaping, snow removal, trash pickup, etc.

As stated above, the Homeowners Association should be identified in the O&M Plan as the party responsible for the ongoing maintenance of the drainage system, once it is assumed from the developer.

- **The O&M Plan should include maintenance of the sediment forebay and Isolator Row, as well as periodic mowing of the detention basin to prevent woody growth.**

Requirements for the sediment forebay and Isolator row have been added to the Operation and Maintenance Plan.

The plan should include periodic mowing (at least twice per year) of the detention/infiltration basin to prevent woody growth, which can impact the structural integrity of the berm.

- **The plan should also include periodic inspection of the proposed infiltration structures and call for corrective action if the structures do not fully drain within 72 hours following a storm event.**

Calculations in the report indicate that all infiltration structures will drain well within 72 hours (23.6 hours for the Infiltration Basin and 5.4 hours for the underground chambers).

The plan should include periodic inspections of the proposed infiltration structures to ensure that they function as designed, and should call for corrective action if they do not, e.g. if the system has become clogged and is not fully draining between storms. While 72 hours is typically the time frame used based on DEP requirements, the applicant may want to specify a shorter time interval as an indication of a problem.

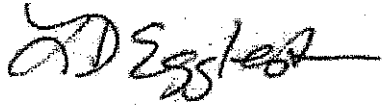
- **The plan should include a simple figure showing the locations of all stormwater BMPs to be maintained.**

A figure has been added to the revised stormwater report showing the location of all stormwater BMPs that are to be maintained.

The rain garden and roof infiltration structures should be labeled on the plan.

Once again, I appreciate the opportunity to assist the Haverhill Conservation Commission with the review of this project, and hope that this information is suitable for your needs. Please feel free to contact me if you or the applicants have any questions regarding the issues addressed herein.

Sincerely,
EGGLESTON ENVIRONMENTAL

A handwritten signature in black ink, appearing to read "L. D. Eggleston", with a stylized flourish at the end.

Lisa D. Eggleston, P.E.

FIORIELLO & MIGLIORI
ATTORNEYS AT LAW

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MICHAEL J. MIGLIORI
mmigliori@fimilaw.com

July 13, 2015

Hand Delivered

John A. Michitson, President
Haverhill City Council
City Hall
4 Summer Street
Haverhill, MA 01830

Re: Special Permit: RKACO, LLC
2 Cross Road
Request for Continuance

Dear President Michitson and Members of the City Council:

The Haverhill Conservation Commission has scheduled what we hope to be the final hearing on the above-referenced Special Permit for July 17, 2015.

Therefore, we are requesting a continuance of the Council hearing until July 28, 2015.

Should you have any questions, please don't hesitate to contact me.

Sincerely yours,


Michael J. Migliori

MJM/dma

Enc.

c.c.: Haverhill City Clerk

City Council

2 Cross Rd

From: Rob Moore
Sent: Tuesday, July 14, 2015 3:19 PM
To: City Council; William Pillsbury; jpettis@cityofhaverhill.com
Subject: FW: 2 Cross Road - comments
Attachments: Haverhill 2 Cross Road review comments #2.pdf

FYI

From: Lisa Eggleston [<mailto:lisa@egglestonenvironmental.com>]
Sent: Tuesday, July 14, 2015 3:15 PM
To: Rob Moore
Subject: 2 Cross Road - comments

As discussed, see attached. Let me know if you have questions or want to discuss.

Lisa D. Eggleston, P.E.

Eggleston Environmental
32 Old Framingham Rd, Unit #29
Sudbury, MA 01776
Tel 508.259.1137

Real Estate Tax Payment Agreement

2 Cross Road

Owner: Phillippe Paradis

RKACO, LLC is the purchaser of the above referenced parcel and is applying for a Special Permit from the City of Haverhill.

RKACO, LLC agrees to pay the outstanding real estate taxes on the property upon approval of the Special Permit currently pending before the City Council.

The City of Haverhill Tax Collector acknowledges and agrees to this resolution of the outstanding tax situation and agrees to allow the Special Permit to go forward.

July 8, 2015



Patrick DelloRusso, Tax Collector



Michael J. Migliori, Attorney for RKACO, LLC



June 16, 2015

Haverhill Conservation Department
City Hall, Room 201
4 Summer Street
Haverhill, MA 01830
Attn: Robert E. Moore, Jr., Environmental Health Technician

RE: **Stormwater Management Review**
2 Cross Road NOI

Dear Mr. Moore:

Per your request I have conducted a technical review of the NOI application packet for the proposed development project at 2 Cross Road, with respect to stormwater management. Included in the materials I received and reviewed were the following:

- Notice of Intent, 2 Cross Road, prepared for RKACO, LLC by Andover Consultants Inc. and dated April 9, 2015.
- Stormwater Report, 2 Cross Road, prepared for RKACO, LLC by Andover Consultants Inc., dated April 9, 2015, revised May 21, 2015.
- Site Plans (4 sheets), 2 Cross Road, prepared for RKACO, LLC by Andover Consultants Inc., dated April 10, 2015, revised through May 21, 2015.

I also conducted a site visit on June 3, 2015 to observe existing drainage patterns.

In accordance with your Scope of Work the focus of my review is on the overall stormwater management approach and design concepts used in the project and its compliance with Massachusetts Stormwater Management Standards and accepted engineering practice, particularly as these standards and practices pertain to the protection of the eight interests of the Wetlands Protection Act and the resource area values identified under Chapter 253, Section 1 of Haverhill's Wetlands Protection Ordinance.

The project site is a 1.4-acre parcel located at 2 Cross Road in Haverhill. A single-family home and an auto repair facility with several garage buildings and exterior storage currently occupy the site. Drainage is overland, with the front (residential) portion of the site draining toward Cross Road and the back (auto repair facility) portion draining toward an onsite wetland area at the southern end of the property. A small portion of the property also drains toward Bradstreet Avenue to the west.

The proposed project calls for construction of 12 residential units in 3 separate buildings, with appurtenant driveways, parking, and utilities. As proposed, the small area to the north of Building 2 will continue to drain overland toward Bradstreet Avenue. Runoff from the paved areas on the back portion of the lot will be collected in deep sump catchbasins and conveyed to a subsurface Stormtech infiltration chamber system equipped with a Isolator Row for pretreatment. Roof drainage from Building 1 will be discharged directly to the infiltration chambers. Overflow from the infiltration system will be discharged over a stone apron toward the onsite wetland. In the front part of the lot, runoff from the paved entrance driveway and parking around Building 3 will be collected in a single deep sump catchbasin and conveyed through a sediment forebay into a surface infiltration basin adjacent to Cross Road. Roof drainage from Buildings 2 and 3 will be conveyed directly to the basin via a 12-inch storm drain. Overflow from the infiltration basin will discharge to Cross Road via a 20-ft long riprap spillway.

My comments on the proposed plan are outlined below:

1. It is not clear that serious consideration was given to LID design practices, as is required by DEP Stormwater Standard 1. The plan shows a “rain garden” in the northwest corner of the lot adjacent to Bradstreet Avenue, but it does not appear to receive runoff from any of the proposed impervious surfaces, and there is no design detail provided. Given the permeable soils throughout the property and the relatively flat topography in the back portion of the site, consideration should be given to better dispersing and infiltrating runoff throughout the property, rather than concentrating it all at the two locations proposed.
2. The drainage analysis is based on outdated (1963) TP-40 rainfall data and is not reflective of current climatology. Per the NRCS Engineering Field Handbook Chapter 2 - March 2013 Massachusetts Supplement MA-EFH2, more recent rainfall data developed by the Northeast Regional Climate Center should be used in place of TP-40 when estimating runoff and peak discharges. Table A1.1 of that document lists the 24-hr rainfall volumes for the 2, 10, 25 and 100-yr design storms in Haverhill as 3.15, 4.83, 6.16 and 8.94 inches, respectively.
3. The drainage analysis presumes that all of the runoff in the design storm events is conveyed via the closed drainage system to the two infiltration structures for flow attenuation/infiltration, however it has not been demonstrated that the catchbasins and drainage pipes have been designed accordingly, e.g. that they are sized to capture and convey the runoff from the 100-yr design storm.
4. Pre-development vegetated areas should be conservatively modeled as “good” hydrologic condition. Based on aerial photos and observations during my site visit much of the site is well vegetated and generates little runoff.
5. According to the plan, the roof runoff from the proposed buildings will be piped directly to the drainage structures and will not drain over pervious areas. The roof

areas should therefore not be modeled as unconnected. Conversely, the pre-development analysis should model all existing roofs as unconnected since they do drain onto pervious areas.

6. The proposed plan calls for a single roof drain located at one end of each building. It should be confirmed (e.g. based on architectural plans) that all of the roof area on each building can be drained to this single location and meet the invert specified.
7. The drainage analysis does not appear to include the walkways and rear decks/patios as impervious area. Additional information is needed as to what materials are proposed for those areas.
8. Per DEP criteria, exfiltration should be calculated over the bottom area of the infiltration structures only, not the surface area.
9. The outlet of the Stormtech system is modeled as being at invert 76.3, however the plan specifies an outlet invert of 75.65.
10. The proposed design calls for the overflow spillway from the front infiltration basin to discharge flow directly onto Cross Road, thus concentrating the post-development runoff to the public right-of-way at a single location and posing a potential safety hazard, since it is not clear that the discharge would be confined to gutter flow. Based on the hydrologic analysis that was performed, the basin would overflow in the larger (5.3 and 6.4 inch) storm events. I recommend that the discharge from the basin be piped directly to the municipal drainage system in Cross Road in lieu of the surface overflow proposed.
11. As proposed, the riprap overflow spillway from the infiltration basin is only 0.1 ft below the berm elevation, at an elevation of 74.9, and there is no freeboard provided in the larger design storms. This does not meet DEP design criteria, which call for at least a foot of freeboard to protect the berm. It also assumes an unrealistic level of precision in construction, particularly given that riprap surfaces are themselves uneven and are likely to vary by at least 0.1 foot.
12. The top of the berm between the sediment forebay and the infiltration basin is shown on the plan as being at the same elevation (el. 75.0) as the adjacent berm, thus flow from the forebay is as likely to drain toward Cross Road as it is to drain into the basin.
13. Inlets to the basin should be stabilized to prevent scour.
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remains free flowing. A drainage easement on the abutting property may also be needed to provide maintenance access to the drain.

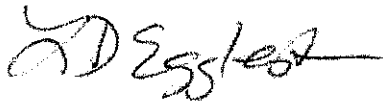
15. The proposed infiltration basin is located within the footprint of the existing house, hence the existing foundation and subbase will need to be removed down to natural soil, and additional soil testing conducted to confirm soil permeability and depth to groundwater.
16. Based on the test pit logs, there is upwards of five feet of fill on the site. The Stormwater Handbook prohibits infiltration in fill; therefore all fill in the immediate vicinity of the proposed infiltration systems will need to be removed. Given the past use of the site for automotive repairs and storage a licensed site professional (LSP) should confirm that there is no soil contamination on the site that could be mobilized by the induced infiltration.
17. According to the logs, soil test pit #2 was excavated to a depth of 76 inches, or elevation 72.3. The design calls for the bottom of the proposed subsurface infiltration basin to be at elevation 73.75, thus additional testing is needed to document that the seasonal high groundwater elevation is at least two feet below the bottom of the system.
18. Design calculations are needed to demonstrate that the forebay is appropriately sized to pretreat the tributary runoff.
19. The TSS removal calculations overstate the TSS removal provided, since the 80% credit for the infiltration is predicated on pretreatment being provided. Nonetheless, the treatment trains proposed do provide at least 80% TSS removal as is required by DEP Standard 4.
20. The Grading and Utility Plan specifies Stormtech SC-740 chambers for the subsurface infiltration system underlain by 6-inches of stone. The design detail is for DC-780 chambers, underlain by a minimum of 9-inches of stone.
21. I strongly recommend against the placement of filter fabric beneath the infiltration system as is called for in the design detail, as it is prone to clogging over time and will eventually deplete the infiltration capacity of the system. A filter layer of bank run gravel can be used instead of the fabric.
22. Additional spot grades should be added to the grading plan to ensure that there is at least 18-inches of cover over the chamber system.
23. Design details are needed for the sediment forebay and infiltration basin berms, the riprap overflow/level spreader, and the rain garden.

24. The design detail for the shallow catchbasin does not include an outlet hood. Several manufacturers offer low profile hoods that can be used on shallow basins.
25. The detail sheet includes a detail for a “typical catchbasin for standard rim”, with no sump. It is not clear where on the plan this basin is called for.
26. In conjunction with the proposed work to remove the historic fill from the wetland, it appears that the project would entail the disturbance of about an acre of land area and would be subject to the requirements of the EPA Construction General Permit. The selected contractor should be required to file an NOI for coverage under the CGP and prepare and implement a Construction Stormwater Pollution Prevention Plan (SWPPP).
27. The Erosion & Sediment Control Plan calls for erosion control barriers comprised of silt fence and hay bales; the plan (Sheet 3) calls for straw wattles.
28. The construction sequence outlined in the Erosion & Sediment Control Plan does not include the construction of the buildings or the stormwater infiltration systems, nor does it identify whether the proposed infiltration systems will be kept offline during construction or used to manage runoff during construction.
29. The Erosion & Sediment Control Plan should address handling of contaminated soil should any be encountered on site.
30. I have the following comments on the Long Term Pollution Prevention Plan (LTPPP) and Operation and Maintenance (O&M) Plan submitted with the application:
 - The LTPPP identifies a number of generic measures to minimize pollutant exposure to stormwater, however it is not clear how they are to be enforced. Will there be a homeowners or condominium association for the development and, if so, will the prohibitions on vehicle washing and illicit discharges be included in the association documents?
 - The LTPPP indicates that a dumpster will be used on the site for solid waste management; the location of the dumpster should be shown on the plan and appropriate screening, cover and spill containment provided.
 - There appears to be an inconsistency in the frequency of pavement sweeping called for in the plan.
 - The O&M Plan states that the property owners will be responsible for the maintenance of the stormwater system. Since there are multiple units proposed on the property and the stormwater system components are on what appears to be common property, I believe that a homeowners or association is needed as the legal entity for implementing and enforcing the O&M Plan.
 - The O&M Plan should include maintenance of the sediment forebay and Isolator Row, as well as periodic mowing of the detention basin to prevent woody growth.

- The plan should also include periodic inspection of the proposed infiltration structures and call for corrective action if the structures do not fully drain within 72 hours following a storm event.
- The plan should include a simple figure showing the locations of all stormwater BMPs to be maintained.

I appreciate the opportunity to assist the Haverhill Conservation Commission with the review of this project, and hope that this information is suitable for your needs. Please feel free to contact me if you or the applicants have any questions regarding the issues addressed herein.

Sincerely,
EGGLESTON ENVIRONMENTAL

A handwritten signature in black ink, appearing to read "L. D. Eggleston", written over the printed name.

Lisa D. Eggleston, P.E.

original

FIORIELLO & MIGLIORI
ATTORNEYS AT LAW

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FIREHOUSE CONDOMINIUMS
18 ESSEX STREET
HAVERHILL, MASSACHUSETTS 01832
TEL 978/373-3003 FAX 978/373-3066

MICHAEL J. MIGLIORI
mmigliori@fimilaw.com

June 29, 2015

Hand Delivered

John A. Michitson, President
Haverhill City Council
City Hall
4 Summer Street
Haverhill, MA 01830

Re: Special Permit: RKACO, LLC
2 Cross Road
Request for Continuance

Dear President Michitson and Members of the City Council:

It has come to my attention that the City Council will not have a full complement of members at the June 30th meeting.

Due to the number of votes required for a Special Permit, my client deems it important to have the full Council vote on the Special Permit and therefore, is requesting a continuance until the July 14, 2015 meeting.

Should you have any questions, please don't hesitate to contact me.

Sincerely yours,


Michael J. Migliori

MJM/dma
Enc.
c.c.: Haverhill City Clerk



Haverhill

Engineering Department, Room 300
Tel: 978-374-2335 Fax: 978-373-8475
John H. Pettis III, P.E. - City Engineer
JPettis@CityOfHaverhill.com

June 10, 2015

**MEMO TO: CITY COUNCIL PRESIDENT JOHN MICHITSON AND
MEMBERS OF THE CITY COUNCIL**

Subject: 2 Cross Road, Special Permit for Multifamily Residential

I have reviewed the revised plan received today. The plans have been revised to incorporate two changes which I requested:

1. The developer has committed to installing approximately 185 feet of granite curbing and sidewalk, significantly narrowing down the existing opening at the beginning of Cross Road and more closely T'ing off the intersection and lining up with the entrance of Boston Road across Route 125. This improvement will lead to increased safety for drivers as well as for pedestrians walking along Route 125.
2. An access easement is now shown for the benefit of the adjacent home at 1179 Boston Road. The existing driveway accesses the right of way by crossing the subject lot, and the granting of the easement will formalize this right.

I therefore am be supportive of the granting of the Special Permit. Please contact me if you have any questions.

Sincerely,

John H. Pettis III, P.E.
City Engineer

C: Mayor Fiorentini, Stankovich, Ward, Cox, Ahern, Griecci

SPECIFICATION SHEET

6 rooms 3 bedrooms 2.5 baths

1. FOUNDATION
Poured Concrete 10" 20"x28"
2. SIDING
Vinyl Siding
3. ROOF
IKO Shingles 25 yr
4. INSULATION
R-21 Walls; R30 Ceilings; R38 Roof Fiberglass insulated between units
5. RAILINGS
Placed as Building Code Requires
6. FRONT STEPS
Pressure Treated
7. PAINT
Benjamin Moore Buyers choice white
8. DOORS
Exterior Front: Fiberglass, Interior: 6 Panel Masonite
9. WINDOWS
Energy efficient Double-Glazed Tilt-in, Vinyl
10. SCREENS
On all Living Areas
11. LANDSCAPING
Disburled areas up to 25' from all foundation Walls where possible Loosened, raked and Seeded within property Boundaries. (or within areas designated by conservation requirements)
12. GARAGE
1 Car Under
13. DRIVEWAY
Hot Top for car, 1 coat painting
14. APPLIANCES
All appliances will be purchased at the order of the Seller's choosing Total of \$1,000.00 must be paid in advance and as directed from builders supply.
15. CABINETS
GRANITE IN KITCHEN AND BATHS
16. COUNTERTOPS
One Piece Stainless Steel
17. SINK
One Piece Fiberglass unit
18. BATH FIXTURES
GRANITE
19. VANITY TOP
Linoleum/Carpets (\$13 Allowance per Sq. Yard installed) Hastings flooring contact: (508) 521-8848. Tile installed in all baths. Hardwood in kitchen.
20. FLOORING
Drywall
21. INSIDE WALL
Standard builder supplies.
22. LIGHT FIXTURES
100 AMP
23. ELECTRICAL
Forced Hot Air by gas
24. HEAT
Quality Armstrong or equivalent
25. FURNACE
40 Gallon, gas (Owned)
26. H/W HEATER
Public
27. SEWERAGE/WATER
Living room, gas.
28. FIREPLACE
Closet with shelves and bath.
29. MASTER BEDROOM
Your choice of counters and inlay (builder to supply samples)
30. KITCHEN
Cable in living room and all three bed. Telephone line in kitchen/living room and master bed.
31. DECK
2 electric and 2 faucets
32. CABLE AND TEL
Hook ups in basement. (gas line to be stubbed in basement. Buyer responsible for installation.)
33. EXTERIOR
Master Bedroom
34. LAUNDRY
Wired only additional fee to install fixture.
35. CEILING FAN

**Seller is not responsible for installation of washer and dryer and they cannot be delivered to property until after Buyers take possession

Sent to
Depts
w/ Plans
on 4/24/15

For Two Cross
Road

#2 Cross
Road
S.P.

SPECIAL PERMIT
REQUEST FOR COMMENTS*

*COMMENTS DUE BY: 5/14/15

TO:

- ✓ Fire Chief – Room 113
- ✓ Board of Health Chairperson & Members – Room 210
- ✓ Conservation Commission & Members – Room ~~210~~ 300
- ✓ Building Inspector – Room 210
- ✓ Police Chief – Room 106 (Mail Slot)
- ✓ Highway & Park Superintendent – Room 106 (Mail Slot)
- ✓ Robert Ward, Water/Wastewater Director – Room ~~210~~ ³⁰⁰ (Mail Slot)
- ✓ John Pettis, III, City Engineer – Room ~~210~~ 300
- ✓ Superintendent of Schools – Room 104

FROM: William Pillsbury, Planning Director/Grants Coordinator – Room 201

DATE: 4/24/15

RE: Special Permit Application for: RKACO, LLC Robert Ahern
 Project Reference: 2 Cross Road Special Permit
 Street Location: 2 Cross Road
 First Submission: 1st

THE PLANNING BOARD HAS RECEIVED FROM THE CITY CLERK THE CITED SPECIAL PERMIT, WHICH WAS REQUESTED TO ADDRESS CONCERNS RAISED BY THE CITY DEPARTMENTS. PLEASE BE SO KIND AS TO REVIEW THE ATTACHED APPLICATION AND CORRESPONDENCE AND PROVIDE YOUR RESPECTIVE REPORTS TO: THE PLANNING DEPARTMENT, CITY HALL, ROOM 201, no later than the due date listed below:

RESPECTIVE COMMENTS DUE BY: 5/14/15

Lori Woodsum

From: John Pettis <Jpettis@cityofhaverhill.com>
Sent: Friday, June 05, 2015 10:19 AM
To: Lori Woodsum; William Pillsbury
Subject: FW: Send data from MFP07657037 06/04/2015 15:58

*2 Crossed out
Sent to
City Council*

Access easement for abutter ay 1179 Boston Rd to go on next plan submission.

John

-----Original Message-----

From: Dennis Griecci [<mailto:dgriecci@andoverconsultants.com>]
Sent: Thursday, June 04, 2015 4:22 PM
To: John Pettis
Subject: RE: Send data from MFP07657037 06/04/2015 15:58

John,
I am not in the office on Fridays, but check email. I am available all day Monday to talk about what you will need from us for permitting the work within the state right-of-way.

I will add the access easement to the final plan.

**Thank you,
Dennis**

**Dennis A. Griecci, P.E., LEED AP
Senior Project Engineer/Associate**

Phone: (978) 687-3828

-----Original Message-----

From: John Pettis [<mailto:Jpettis@cityofhaverhill.com>]
Sent: Thursday, June 04, 2015 4:05 PM
To: Dennis A. Griecci (dgriecci@andoverconsultants.com)
Subject: FW: Send data from MFP07657037 06/04/2015 15:58

Dennis,
On quick look plan looks good, somewhere should add access easement like sketched onto attachment. I'll try call tomorrow about requesting State Permit.

John

-----Original Message-----

From: copier [<mailto:scanner@cityofhaverhill.com>]
Sent: Thursday, June 04, 2015 6:59 PM
To: John Pettis

Subject: Send data from MFP07657037 06/04/2015 15:58

Scanned from MFP07657037

Date:06/04/2015 15:58

Pages:1

Resolution:200x200 DPI

From: Rob Moore <RMoore@cityofhaverhill.com>
Sent: Wednesday, June 17, 2015 10:33 AM
To: Barbara Arthur (citycncl@cityofhaverhill.com); Bill Macek (wjm227@gmail.com); Bill Ryan (roundpond@comcast.net); Bob Scatamacchia (ScatamacchiaFH@aol.com); Colin LePage; John Michitson (michitson@mitre.org); Mary Ellen Daly O'Brien (medobrn@aol.com); Melinda Barrett; Mike McGonagle (mike@mcsitemps.com); Tom Sullivan (tsullivan@cityofhaverhill.com)
Cc: Linda Koutoulas
Subject: Special Permit App - 2 Cross Road
Attachments: Haverhill 2 Cross Road review comments #1.pdf

Good Morning Councilors,

The Conservation Commission is currently reviewing the subject project. As part of its review, the Commission required a peer review of the applicant's stormwater management system design. Our peer reviewer's comments are attached for your use in considering this project.

Rob

Lori Woodsum

From: Deputy Chief William Laliberty <WLaliberty@haverhillfire.com>
Sent: Thursday, May 14, 2015 5:15 PM
To: Lori Woodsum
Subject: Comments Attached
Attachments: Cross Rd Special Permit Revised.pdf; Woods Ave and Ordway Ave Frontage Waiver.pdf

Hi Lori,

Russ Ahern came in to my office with a new plan for Cross Road. Created access through the proposed project from Cross Rd onto Bradstreet Avenue. He said there was opposition to the project from the neighborhood so he is proposing to install an emergency gate for emergency apparatus at the Bradstreet Ave end that will be operated by a "siren gate." The siren from an emergency apparatus will unlock the gate and allow fire apparatus to enter or leave by Bradstreet Avenue.

Respectfully,

Deputy Fire Chief William Laliberty

*Rec'd
6/14/15
Jame to
Linda Koutouba
on 6/15
For Council
Brodman
act*



Haverhill

Paul J. Jessel, Collection System Supervisor
Water/Wastewater Division
Phone: 978-374-2382 Fax: 978-521-4083
pjessel@haverhillwater.com

May 12, 2015

To: William Pillsbury
Planning Director/ Grants Coordinator

Subject: **2 Cross Road Special Permit**
ID #: 732-776-2

Water and Wastewater Divisions have reviewed the above subject matter and offer the following Comments:

Wastewater

1. Provide sewer profile to include slope

Water Division

See attached letter from Glen Smith, Water maintenance Supervisor

Water and Wastewater Divisions do not object with this Special Permit and reserves the right to provide additional comments once a site plan is submitted.

If you have any questions please do not hesitate to call me at (978) 374-2382.

Sincerely,

Paul J. Jessel
Collection System Supervisor

ID #: 732-776-2

WWTP File#: 150117-C

cc: Robert Ward, W/WWTP
John Pettis, III P.E.
Glen Smith, Water Distribution
John D'Aoust, Water Treatment
Dennis Griecci info@andoverconsultants.com

city council

From: Rob Moore
Sent: Friday, June 26, 2015 11:24 AM
To: City Council
Cc: Bill Macek (wjm227@gmail.com); Bill Ryan (roundpond@comcast.net); Bob Scatamacchia (ScatamacchiaFH@aol.com); Colin LePage; John Michitson (michitson@mitre.org); Mary Ellen Daly O'Brien (medobrn@aol.com); Melinda Barrett; Mike McGonagle (mike@mcsitemps.com); Tom Sullivan (tsullivan@cityofhaverhill.com)
Subject: RE: Special Permit App - 2 Cross Road

Good Morning Barbara,

The Commission discussed this project with the design engineer and our stormwater peer reviewer last evening. The hearing was continued to the July 16th meeting. The designer submitted new materials mid-week that require this additional time for review. Perhaps discussed most were the following:

- The Commission and the peer reviewer requested additional efforts to be put into applying low-impact development design elements. The new revisions target this concern.
- The wetland on the property drains to a culvert on and under 1181 Boston Road. The condition of this culvert and the need for a drainage easement must be investigated.
- The drainage system proposed along the Cross Road edge of the property is designed to overflow into the roadway. The designer was asked to investigate options for connecting this overflow directly into the Boston Road drainage system.
- The Commission continues to await information addressing potential contamination on this site. It is our understanding that an assessment of the site is at least ongoing. The Commission will be looking for the applicant's Licensed Site Professional to comment on the project design.

Rob

From: City Council
Sent: Thursday, June 25, 2015 1:28 PM
To: Rob Moore
Cc: City Council; Bill Macek (wjm227@gmail.com); Bill Ryan (roundpond@comcast.net); Bob Scatamacchia (ScatamacchiaFH@aol.com); Colin LePage; John Michitson (michitson@mitre.org); Mary Ellen Daly O'Brien (medobrn@aol.com); Melinda Barrett; Mike McGonagle (mike@mcsitemps.com); Tom Sullivan (tsullivan@cityofhaverhill.com)
Subject: RE: Special Permit App - 2 Cross Road

Wonderful, thanks for your quick response.
barbara

From: Rob Moore
Sent: Thursday, June 25, 2015 1:03 PM
To: City Council
Subject: RE: Special Permit App - 2 Cross Road

The Commission is scheduled to discuss this project this evening with the applicant and peer reviewer.

From: City Council
Sent: Thursday, June 25, 2015 9:22 AM
To: Rob Moore
Subject: FW: Special Permit App - 2 Cross Road

Did the Commission review this subsequent to peer review?

Thank you,
barbara

From: Colin LePage [<mailto:colinlepage@gmail.com>]

Sent: Wednesday, June 17, 2015 11:03 AM

To: Rob Moore

Cc: Barbara Arthur (citycncl@cityofhaverhill.com); Bill Macek (wjm227@gmail.com); Bill Ryan (roundpond@comcast.net); Bob Scatamacchia (ScatamacchiaFH@aol.com); John Michitson (michitson@mitre.org); Mary Ellen Daly O'Brien (medobrn@aol.com); Melinda Barrett; Mike McGonagle (mike@mcsitemps.com); Tom Sullivan (tsullivan@cityofhaverhill.com); Linda Koutoulas

Subject: Re: Special Permit App - 2 Cross Road

Rob,

Just FYI - The Council voted last night to postpone the Special Permit hearing for two weeks.

Will the Conservation Commission be meeting to review the Peer Reviewers comments and make further comment(s)/condition(s) recommendations prior to the hearing on June 30th.

Please advise, thank you.

Regards,

Colin LePage
Haverhill City Councillor
clepage@cityofhaverhill.com
978-618-6460

On Wed, Jun 17, 2015 at 10:32 AM, Rob Moore <RMoore@cityofhaverhill.com> wrote:

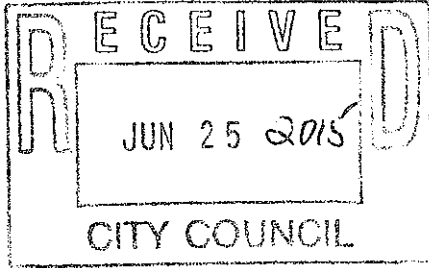
Good Morning Councilors,

The Conservation Commission is currently reviewing the subject project. As part of its review, the Commission required a peer review of the applicant's stormwater management system design. Our peer reviewer's comments are attached for your use in considering this project.

Rob



Haverhill



Board of Health
Inspection Services
Building/Zoning
Phone: 978-374-2325
978-374-2341
978-374-2338
978-374-2430

Fax: 978-374-2337
bdufresne@cityofhaverhill.com

June 23, 2015

TO: City Council Members

From: Richard Osborne, Building Inspector

RE: 2 Cross Road, Special Permit for Multi-Family

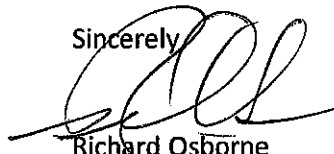
Dear Council President Michitson and Councilors:

RKACO, LLC's revised proposal for twelve residential dwelling units complies with the Dimensional and Density Regulations of Chapter 255 Haverhill Zoning By-Laws for the Commercial General Zone for Multi-Family Use, also with the requirements of the parking regulations.

The applicant addressed by concerns with regards to the Parking and Loading Standards (H) and redesigned the entrance of Cross Road to meet the 50' minimum distance from the intersection.

Please contact me if I can be of further assistance.

Sincerely,



Richard Osborne
Building Inspector

RO/ds



CITY OF HAVERHILL
MASSACHUSETTS 01830

PLANNING BOARD

June 2, 2015

CITY HALL, ROOM 201
FOUR SUMMER STREET
HAVERHILL, MASSACHUSETTS 01830
TELEPHONE (978) 374-2330
FAX (978) 374-2316

John A. Michitson, President
& City Councilors
City of Haverhill

RE: Two Cross Road Special Permit—The petitioner, RKACO, LLC requests a favorable recommendation to the city council to construct 3 buildings totaling 13 units to be sold as condominiums in the CG Zone; Assessors Map 732, Block 776, Lot 2 (5/13/15 Planning Board Meeting)

Attorney Michael Migliori came forward to represent the applicant RKACO, LLC for the Two Cross Road Special Permit. As you know the city council has jurisdiction over the special permit process. He noted that the Aherns were present before you looking for a favorable recommendation to the city council. If the special permit is approved they would be back before you to go through the definitive plan process. They hoped everyone was familiar with this site or had an opportunity to drive by the site to see what it looked like. This site is a dirty, messy complicated site with a gas line easement nearby that is over part of the parcel. It was a very oddly shaped parcel but would like to think that the good news was that was all of that could be overcome with the project that the Aherns were putting forward tonight. As part of the team Mr. Ahern from RKACO was present tonight and he and his brother Rob have built many homes in Haverhill over a 30 year period. Also here as part of the team from Andover Consultants, is Dennis Griecci, our onsite engineer who will soon come forward to speak about this project and go through the engineering items.

Attorney Migliori noted that this project entails 13 units in 3 buildings and two containing 5 residential units each and the third building contains 3 residential units. The site is zoned for the commercial general zone that allows for a number of permitted commercial uses which... he has to think that it is far less desirable than the plans that were before you tonight for residential housing but would certainly leave that up to you. So at this point the attorney turned the hearing over to their engineer so that he could walk everyone through some of the details and then he would come back and summarize and then we can respond to any questions or concerns.

Dennis Gretchen an engineer with Andover Consultants came forward to speak. It was noted that it was a 1.4 acre site and was currently a motor repair garage and storage

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

facility. We are proposing to do 13 residential units in three buildings. Currently the site has access off of Cross Road and also has access and frontage on Bradstreet Avenue. The site was generally broken up into two separate (inaudible) ten units will be going on Bradstreet and the 3 units to be using the existing access off of Cross Road. There are wetlands on the site and they have filed with conservation in April and we are on their agenda tomorrow night (5/14/15).

The storm water will be handled at two separate systems one will be an underground system that will control peak rates and volumes and discharges into the wetland and from here to the Cross Road side it is a smaller surface pond with rates and flows to that discharge point. The utilities were divided. There is a sewer manhole on site to be connected to and water will be connected to Cross Road. The only utilities that will be coming off of Bradstreet Avenue is an existing gas line that serves an existing garage right now. It was mentioned that they did meet on site 2 weeks ago with Engineering, John Pettis, to discuss his thoughts on the project and hoped to get back to him soon. It was noted that they had discussions with Engineering as well regarding Cross Road and they got back to him and noted that they had some issues with that at this time. It was noted that as far as any relief from zoning they were requested that all the buildings meet the required setbacks. Parking is over what is required with 26 spaces and the requirement is 20 for this 13 unit use.

He noted that was generally the engineering that was kind of summarized and asked if there were any questions that he would be more than happy to answer them.

Attorney Michael Migliori thanked Mr. Griecci and referred to the city department reports. He noted for the departments that did respond all have no objections. He did note that they did have an objection to the request of the Haverhill Fire Department response...

Director William Pillsbury, Jr. interrupted the attorney to check what he had just said. He noted that there were a serious number of comments submitted by the departments...

Attorney Migliori noted that there are comments...

Director Pillsbury was checking to see if he had said that he had no problem working with those problems.

Attorney Migliori answered no... that we had no objections working with those comments.

Director Pillsbury did want to mention that he did have conversation with the city engineer but did not actually have his document filed but did want to say that we will want to incorporate all of the comments including the city engineer too. He knew that we did not physically have it but wanted it to be clear that we have it between now and the city council hearing.

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

Attorney Migliori noted that he wanted to comment on that because he thought that one of the issues was... and noted that we don't have Mr. Pettis' comments but there were other issues that also impact Mr. Pettis' comments and may be that Conservation was looking for us to implement low impact development design techniques which obviously impacts some of the things that Mr. Pettis has reviewed so and they did need to flush those out those items to see if that impacted...

Director Pillsbury answered exactly and we did need to check with the Fire Department to see if those impact them as well. There were a number of things that move the departments and the concerns that the departments have and we can talk about that. He apologized for interrupting and noted that he could continue.

Attorney Migliori answered no that was fine and noted that he was glad that he did... like departments like Board of Health are far more simple and straight forward but then there is Water/Wastewater as well. We do have a little more work to do. In general that is if the conservation commission doesn't have any objections and we need to deal with their low impact design with Engineering and the Fire Department and noted that hopefully they would all get on the same page hopefully which he thought that they could. All and all the attorney felt that this was a good project and would certainly be a vast improvement over what exists there now.

Director Pillsbury wanted the attorney to give them a quick synopsis of the types of units that they were proposing. He didn't think that was mentioned. It was noted that was a criteria for this type of request. It was noted as a special permit request that is a special permit criteria.

Attorney Michael Migliori noted that the two buildings have 5 units each and the third building has 3 units each. He asked Mr. Ahern to come up and walk everyone through this. He had been through similar projects utilizing this design elsewhere and was very familiar with this. So he was going to turn this over to Rob Ahern.

Rob Ahern, RKACO, LLC, has offices in Tewksbury but has done a lot of projects in the City of Haverhill over the years. Pretty much standard townhouses that you see built in various parts of the city with garages under coming in this way here (pointing to a display board) then walk upstairs to a living room, dining area, Kitchen and then upstairs to a just two bedrooms. It was very standard as to what you see built around the city...

Director William Pillsbury, Jr., wanted to know how much per unit.

Mr. Ahern thought around \$1400.00 as he remembered.

Director Pillsbury thanked Mr. Ahern for his comments.

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

Mr. Ahern asked if there were any other questions. He did note that he had the floor plans if anyone wanted to see the floor plans.

Attorney Michael Migliori came forward to say Thank you. He also noted that there were some neighbors present and thought that they might want to speak.

Acting Chairman Bob Driscoll asked if there was anyone that wanted to speak in opposition to the petition.

Robert Thompson, 29 Brad Street Avenue, came forward to speak. It was noted that the proposed project was proposed to be built right across the street from his house. He had some concerns. The number one concern was that Bradstreet Ave was a very quiet little street if anyone was familiar with it. He noted that there were just 3 houses on it right now. He felt that the impact on the neighborhood was going to be huge with this development. He could see from the plans that the first building the one with 3 units in one building is going to egress out onto Cross Street. But noted that the other two units with 5 each are going to come out onto Bradstreet Ave and based on that there will be 20 cars parked out there. He asked the developer today if there was a contingency plan when they have friends visiting. It was noted that even with these units and when the people move in understood with that property there have adequate parking. But noted that down the road when these families have a chance to expand and children are born where would they park their cars. He knew from when he lived at Farrwood Green they had 2 spaces for each unit but also had visitor's parking. He noted that he did not see nor did he hear anything about parking spaces for visitors. And when he brought that up to the developer he was told that they were working on that but did not see any plans that showed those spaces. If wanted the board to drive down that street because based on these plans down the road... because he planned on retiring down there and noted that he bought his house 10 years ago, wanted to know where all those cars are going to go.

The other concern that he had too was about that gas line that everyone must have seen. It was noted that gas line came down from Canada 2 years ago. It came all the way from Canada but when it got to this area it seemed to take a little jog right around the area of Bradstreet Ave. He noted that it was a 30" high pressured gas line and if you go onto the internet and Google searches the major reason those lines ever have explosions is from contractor error. He noted that if something like that happens it would vaporize almost the whole 6000 sq. ft. circle. It was noted that this was a huge gas line (inaudible)... and I hated the fact that it would come right down his street but now we are going to have all this construction and was concerned that they would have this big absorbing pad, he knew that they said storm drains for all the water by the time they alter wetlands and wanted to know if there was any guarantee here that once this project is done and everything is all sold wanted to know what guarantee he had now and his furnace floods... wanted to know about super floods and how he already has water in his yard. If anyone wanted him to take pictures he could show that he has flooding every year in his yard. These were his 3 major concerns that it was just that

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

the quality of the neighborhood is going to completely change by altering this small piece of property by the amount allowed by law. He asked people how they would feel if someone took a single family lot in your neighborhood and wanted to put in a 13 unit condo development because they were legally allowed on a one acre lot. He also mentioned the owner of Flowers by Steve and that he lived at 14 Cross Road for the record. He had dropped some info off at his door today because he had a family emergency so he asked him to read his comments to the board members. He basically said he felt there were too many units for this small lot and that he opposed. He also thought that the amount of traffic on Bradstreet Ave would cause a serious situation. He was not able to attend due to a family illness but would like for his opinion to be heard. Sincerely Steven. One last thing for the record... Mr. Thompson noted that he had been doing construction for 20 years and every one of us here understood that we do not allow construction where we normally have a place to live. He felt that they were really pushing the limit with this property and you would see that once you go down his street. But felt that even if it were scaled down enough that the egress went out to Cross Road and not on this little tiny Bradstreet Ave, and maybe somehow it could be redesigned to have one less unit and everything going out that way and not coming down a dead-end street. Because even today, to say in closing, they came down to speak with his neighbor, Kathy, and Mr. Thompson wondered who this guy was parking in my driveway... So did that mean people would be parking in front of his house and in his driveway? It was noted that because it is a very little street and there were a lot of cars and he wanted to know where everyone would park that included their families and when families expand and people visiting on the holidays and wondered where they would park. He noted those were his opinions and appreciated the time and thanked the board.

Kathleen (inaudible) 31 Bradstreet Ave came forward to speak. She noted that lives right next door to Rob. She informed the board members that she had the same concerns. She had flooding concerns also. Presently that area floods now, her driveway, her backyard, the dirt road and noted that the pavement ended right at her driveway and then the dirt road floods out and noted that she has that concern also. The size of it was also a big concern. She noted that it would be nerve racking with that gas pipeline and pointed out that it was right there. It was a very upsetting situation and she also mentioned the parking. She wanted to know where people would go and excess parking. It is a dirt road and goes down towards the nursery and noted that she shared the same concerns. She said thank you and returned back to her seat.

Steven Rogers, 161 Neck Road of Ward Hill came forward to speak. He had a few concerns and understood the concerns of the people that lived on Bradstreet Ave but wanted to note his concerns. They plow the snow in that section of the city for the city and noted as Bradstreet was now they have to back out of Bradstreet Ave because the road is only about a car width wide road and where will they put that snow or how they would be able to turn around. Plus where would they put all that snow for 26 parking spaces. It was noted that you cannot push the snow into the conservation area and did

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

not know where they would put the snow for these 26 parking spaces that they were looking to put in there. He was sure that most of you were aware that strange intersection that takes place on Rt. 125 by Boston and Cross Road by the Irving Car Wash and noted that it was a very, very, dangerous intersection and with a lot more cars from there, there would be a lot more accidents and felt that they should be required to put a traffic light at that intersection. It was noted that Bradstreet Ave continued onto a dirt road that drives right through the middle of his nursery. His car would be able to drive out of this development and then drive down this dirt road right through the middle of his nursery with his customers at his nursery? How would he deal with security if it is opened up to a thorough fair with the people that leave because they do not want to deal with that dangerous intersection at Cross Road and Rt. 125? He was not sure how these issues would be handled when it comes to this project and could not see how they could be handled. He thanked board and returned to his seat.

Ray Cane of 5 Bradstreet Ave came forward to speak. He was located right at the corner that was adjacent to Cross Road right at the corner by Flowers by Steve. He noted that there were accidents there all the time. He wanted to speak about that intersection that was brought up by Steven. There were cars that travel at great speed that go right by the post office. He noted that there were accidents out there all the time. He noted that over by the Irving Station that intersection on Rt. 125 at Boston Road/Cross Road there were teenagers that have gotten hit and killed out there. There are accidents every year out there and there was just one about a week or a week and a half ago and this will add an additional problems. He felt this was too big of a project and did not want the traffic going by his house. It has been a quiet street. He has been there about 44 years and never had a problem of what was there before. He would not have a problem with they putting an access out at the end of Cross Road was an option but definitely did not want the additional traffic up and down his street because he had enough that go by on Cross Road.

Acting Chairman Driscoll asked if there was anyone else that wanted to speak.

Richard Rogers, 133 Neck Road came forward to speak. It was noted that he has property that abuts Bradstreet Avenue. He wanted to say that there were far too many houses for that area for this project. It was noted that a lot of points have already been covered. Mr. Rogers returned to his seat.

Acting Chairman Driscoll asked Attorney Migliori if he wanted to address the concerns of the people that just spoke.

Attorney Michael Migliori came forward to speak. He was going to have Rob Ahern come back and talk a little bit as well as Dennis on some of the issues.

Director William Pillsbury, Jr. wanted to speak at this point. He wanted to know if there was an analysis that was done by your team as you looked at this project and from an

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

engineering prospective as to traffic prospective about the idea of using Cross Road as opposed to using Brad Street Avenue. He wanted to know if that was looked at and if it was not would that be something that you would be opened to looking at as to comments. He was going to ask you a couple of questions.

He wanted to address the question that was brought up about guest parking. He wanted to know if there was going to be additional parking on the side or was that going to effect the building footprint or was that something that was under consideration and if that was being looked at and where were you going to put that. He also wanted to know from an engineering prospective if we could hear about the requirements to handle drainage so there would not be these issues for potential flooding and what the requirements are and those were the three that he had for now.

Someone from the audience also wanted to know about the size of the project and if there were any willingness to decrease the size of the project.

Attorney Migliori answered okay... he would try to address all of those comments from the abutters. Regarding parking the requirement requires 20 spaces and there are 26 shown on the plan. They were roughly at 30% more than the required number of spaces.

Regarding drainage as we all know because of today's standards we cannot send anything offsite and will have Dennis expand on that from an engineer's prospective.

Regarding Cross Road he will have Rob come up and speak to address the concerns regarding that. He knew that there were conversations about that for the two ways in and out versus one.

And with respect to the size of the project he would also like to have Rob to address that so maybe we will start with Dennis on drainage and just to confirm again about the parking the 20 spaces that are required are there plus six additional.

(A person came forward to speak but no name was given... believe it to be Dennis Griecci the engineer from Andover Consultants)

So to address the issues of flooding... the storage analysis showed them both the wetland and the cross road side of the site. The speed of which the water leaves the site is going to all reduce to a 10 or 25 or 100 year storm which is the standard for remodeling an analysis. And also the volumes or the amounts of water would also be reduced in both the wetland and to Cross Road. And that is done by underground chambers that will store the water and will meter it out through different size orifices with different size storms. That report has to be submitted to conservation and believed that it would go through peer review to just confirm our analysis that was just completed.

Director Pillsbury wanted him to respond specifically to where the gentleman's property is and the elevations and things like that and how you will be handling that in that location.

**Two Cross Road Special Permit
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Mr. Griecci asked that person to point out where your...

The abutter noted... where your driveway is going to come out basically that is my driveway right next to it. You will see when you get onto Bradstreet Ave that from Bradstreet Ave it slopes down about 3 and a half to four feet to my yard but my basement floor is basically my yard... (Inaudible) ...so I have a giant puddle in my yard...

Director Pillsbury asked the abutter if he would speak into the microphone because we are taping and this is for the record and we want everyone to be able to hear you.

The abutter answered certainly... He was right here across from their driveway. You would see in my yard from Bradstreet Ave that it goes down about 3 feet or so and my backyard is raised up like that and once his yard has this giant puddle my basement is flooded and when the puddle goes away my basement stops flooding. Basically my yard when you stand in it can see that this property is a lot higher. He said thank you and returned to his seat.

Mr. Griecci noted that we did not do a survey of that topography which is partly on your site but we note the crown of Bradstreet Avenue is 78.5% so that is the highpoint of that road and water pitches to your side and to our side of the site. All storm water will be to... like I said the infiltration units to the chambers and then there is an outlet structure here that will discharge into this wetland. There is a pipe here a 10 inch pipe that picks up this and receives this water and sends it to Boston Road. So none of the analogies showed that it will go across Bradstreet Avenue to your property. He also noted it was the same thing on Cross Road where the water is going in this direction at the Boston Road intersection. In the event that these two catch basins were to clog the worst scenario would be that this water would find its way over here and here before it hit onto this road and going over onto your property.

(Someone, a female abutter, asked a question and did not give her name.) She noted: So what you are saying was that the water will go into the wetlands but that whole area puddles and gets wet and flooded.

Mr. Griecci asked if the wetlands flood currently.

The female abutter answered yes... right across the street into the opposite side of Bradstreet Ave.

Mr. Griecci noted that as part of the analysis that they did that they could not increase the rate or the volume of water to the wetland and in another task as part of the storm water monitoring was that they could not starve that wetland so it is a wetland today so we need to maintain that wetland and preserve it. We can't completely eliminate the flow into the wetland unfortunately but what we were supposed to do according to the

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

standards was that they could not increase the rate, and we are not supposed to increase the volume which is what have done here.

Female abutter... so what you are saying was that it won't increase the volume... (Inaudible).

Mr. Griecci answered correct. So we have a volume analysis that was done to show the rates that the 2 yr., 10 yr., 25 year and 100 yr. storm are going to be lower than what was there currently.

Director Pillsbury for the record wanted to know for all the individuals present to explain how that protection is put into place. He knew the answer but wanted him to explain what the conservation commission does and what is your requirement regarding the conservation commission relative to the order of conditions and administrating that order.

Mr. Griecci noted that they have work that is done in the 100 (inaudible) to the filing. So we filed with conservation in April we presented it to the commission in April. We submitted the plans along with the storm water report and also a Notice of Intent for the work that they were proposing to do. He noted that will at some point go through peer review and if it is approved they will issue an order of conditions that they will have to comply with.

Director Pillsbury noted for the record that peer review was basically that the city, at their own expense, hires their own independent engineering analysis for this very same question and it is explained and they present their information and then our independent person working for the city would make their final recommendation and evaluation in a report to give back to the city.

The abutter thanked the director for his explanation.

One of the abutters that was sitting in the audience came forward to speak. The acting chairman allowed him to speak but asked him to make it quick since that time has passed.

An abutter came forward to ask about the parking overflow which he noted was huge for them. He thought that they were going to have with the 26 parking spots for the 20 units. He noted that there were 13 units going in and they have 2 parking spaces per unit. So he did not know where the 6 overflow parking spaces came from.

Director Pillsbury thought what he was talking about was the zoning standards and noted that it was not 2 but 1.5.

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

The abutter noted right but they were concerned because these people would end up parking in their driveways and in our backyards.

Attorney Migliori was going to ask Mr. Rob Ahern to come up to the podium because the other two issues... that being one, probably having only one exit on Cross Road... He wanted Rob to come over to the podium. He did note that it would be something that we would be willing to discuss with the city departments but the departments right now were leaning on having two different entrances/exits but wanted to know if that was something that they could work out with the departments that makes sense but did not think they had any objection to it.

With regard to the size of the project that was a more difficult issue because it is a challenging site and asked Rob (Ahern) to come forward to talk a little bit about that.

Rob Ahern came forward to speak. He noted that they could certainly look at some thought to reduction and it might make a big difference to us if we are encouraged or it looks likely that we could come in only from Cross Street then maybe we have to think about that because maybe we have to lose "X" amount of units for the fact that a new driveway has to come in so it was really premature to have to say we can or we cannot. There is probably \$2000.00 worth of cleanup alone there with all of the machinery that was there with the wrecks and the outbuildings that were there. He noted that it was complicated and before they could say anything they would have to find out about the one entrance and whether the Fire Department would want that and the planning department might want only one entrance. It was uncertain at this time whether he could promise anything right now about that.

Director Pillsbury noted that we were in a bit of disadvantage here tonight regarding the planning board's perspective without the report from the city engineer on this was a bit troublesome in that sense. He did note to the people in the audience that this was not a decision that was being made tonight by this board. This is a matter where the planning board is being asked to make a recommendation and then this matter goes back before the city council since the city council has the special permit granting authority. He explained that there will be another hearing and it will be before the city council and all of these items will be able to be addressed at that time at the city council hearing. Then after that they would be able to file a definitive plan and come back before this planning board. But noted as far as our recommendation this evening noted to the chairman at the appropriate time Mr. Chairman noted that they be allowed to proceed with this hearing publicly to see if there were any other questions or concerns and then at that time the director would make some recommendations regarding this matter.

Acting Chairman Driscoll asked if there were any other comments from the public. Seeing none noted that he would turn it back to the planning director for his comments.

Director William Pillsbury, Jr., noted to the chairman that given the concerns about the access and the density as it relates to that access and some of the concerns that have

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

been raised by the city departments and they're there. He knew the Fire Department had some concerns but then again you begin to make adjustments for conservation or you start to make adjustments for possible ingress and egress and maybe some additional parking then it really does effect the potential layout of the buildings and number of units so with that he thought because the planning board is under a very tight timeframe to review this and make a recommendation to the city council he did not believe that it was a type of thing... normally we would maybe make a recommendation to postpone this for a month, come back and work some of these items out but since it is already scheduled for a city council hearing he thought that he wanted to suggest to the board that they would consider a conditional recommendation tonight conditioned upon some substantial additional work being done with the city departments particularly with the city engineer on access, egress and lot layout as it relates to... and the Fire Department as it relates to the number of units. And to look at the density and to look at access way and noted apologies to the board that we do not have a report from the city engineer because he was not physically here and was not available to us this week for a couple of reasons so we are deficient without that information but at the same time we need to make a recommendation so that the process to the city council can proceed. He hoped the board understood what he was suggesting and noted that normally we would probably just table this and wait until we got more information but since we are not in a position for us to be able to do that since we are only a recommending body at this stage. So that would put the owners or the developer to work with the city departments between now and the day of the city council hearing and again to engage the city departments with these very important questions raised by the neighbors and the abutters relative to access, relative to things like snow removal and all the other things that have been raised, identify those and can passed those back to the departments and will also be forwarded to the city council in the form of the formal minutes so with that he would propose perhaps a conditional recommendation with what that statement means other than a commitment from this board to ask the developer to go back to the city departments and work to some detail to address these issues prior to the city council hearing and if they are not able to be worked out to that satisfaction that they would postpone with the city council and finish that work prior to the hearing that is scheduled.

He informed the board members and the people in the audience that we would see this again should the council passes it but that is a ways away so he thought that the best thing that they could do would be to ask the applicant to work with the city departments in the meantime before the council meeting.

Attorney Migliori thought that was a very reasonable approach and would work starting tomorrow with Mr. Pettis and felt that is the most reasonable approach to take and will work hard to address the concerns that have been raised tonight. We can respond to them because he knew that they would be raised again at the council meeting and hoped that they could be addressed to everyone's satisfaction.

**Two Cross Road Special Permit
5/13/15 Planning Board Meeting**

Member Kenneth Cram knew the intersection quite well. He uses it probably twice a day going to and from work. And he was a little concerned with the access point out in Cross Road right here at the intersection. It was a very wide open intersection and anyone trying to make a left or cross over noted that it was very difficult there. He was thinking that if there was going to be an access there off Cross Road that they almost flip flop the site and put the driveway on the other side of the building to get further away from the intersection if at all possible. But he would think that they would take a hard look at that because it was very tight there. He also was concerned with the width of Bradstreet Ave and noted that it was a narrow street and thinks with a 24' wide driveway coming out to a 12 foot roadway was kind of an oxy-moron.

Attorney Migliori would assume and what he thought we were planning on assuming that ingress or egress that one of them was on Bradstreet that there would be a significant amount of improvements to Bradstreet. It won't remain in the condition that it is in now. He agreed with him totally... it needed to be improved. So assuming that stays in the plan there would be improvements. Obviously if the entrance/egress is removed then it was a non-issue but he understood what you were saying exactly.

Member Cram mentioned the site distance and the driveway locations need to be checked because people do come... If people do come and if they see a gap on Rt. 125 the whip around that left turn and admitted that he had done that himself and he was a traffic engineer.

Attorney Migliori noted that he understood.

Acting Chairman Driscoll noted that they would need a motion with a recommendation based on the planning director's comments...

Member Karen Peugh noted that she did have to say that she had some concerns with the number of concerns/questions that the city departments had raised and your ability to be able to fulfill some of those before the city council meeting so she hoped that they would really work hard in working with those departments because there are already a number of conditions already.

Member Kenneth Cram had one more question and it was related to the room count. He heard the developer say 2 bedrooms with one and a half baths but yet the specification sheet at the back of our packet says 3 bedrooms with two and half baths and noted that he had not seen a floorplan so...

Mr. Rob Ahern from his seat said that he apologized for that. It was a two bedroom and a bath and a half. Mr. Ahern spoke from his seat (inaudible).

Member Cram thanked him for his response.

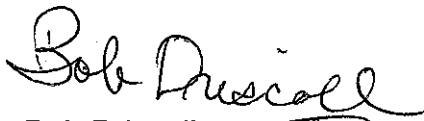
**Two Cross Road Special Permit
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Acting Chairman Driscoll asked if there were any other questions or comments from the board members. There were no other questions or comments made by the board members. The chairman asked for a motion.

After board consideration Member Karen Buckley made a motion to forward a favorable conditional recommendation to the city council based upon the owner/applicant resolving concerns of the city engineer and the number of questions and concerns of the various city departments prior to the city council meeting that will be held on June 16, 2015.

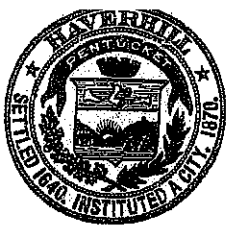
Member Karen J. Peugh seconded the motion with Members Karen J. Peugh, Bill Evans, Karen Buckley, Kenneth Cram, Jack Everette, Bob Driscoll and Paul B. Howard all voting in favor. Members April DerBoghosian and Krystine Hetel were absent.

Signed,

A handwritten signature in cursive script that reads "Bob Driscoll". The signature is written in dark ink and is positioned above the printed name and title.

Bob Driscoll
Acting Chairman

Cc: Two Cross Road Special Permit File
Owner/Applicant
City Council
Andover Consultants Inc./Dennis Griecci
City Engineer John Pettis III
City Clerk's Office



Haverhill

Economic Development and Planning
Phone: 978-374-2330 Fax: 978-374-2315
wpillsbury@cityofhaverhill.com

June 9, 2015

TO: City Council President John J. Michitson and members of the Haverhill City Council

FROM: William Pillsbury, Jr. Economic Development and Planning Director

SUBJECT: Special permit for Cross Road- 13 units (revised to 12 Units)

At its meeting of May 13, 2015 the Haverhill Planning Board voted a conditional recommendation to the City Council for the proposed special permit. The minutes of the public hearing are attached for your review.

The role of the Board was to conduct a public hearing to make a recommendation to the city council relative to the special permit to locate a project proposed to be 13 units of multifamily housing on Cross Road. The site of the proposed units has long been an auto repair shop and is significantly disinvested and a blighting influence on the neighborhood.

The proposed project represents a significant investment in an area of the city. The opportunity to see this lot cleaned up and utilized will serve to bring additional stability to the area by improving conditions and property values.

Several significant issues were raised at the Planning board hearing and the board voted that these issues should be resolved and/of addressed prior to this hearing by the city council. Reports were received from city departments are in your packages for your review. Any requirements of the city departments should be contained in the approval as conditions to the special permit.

The issues of concern were the density and the roadway access. The number of units for the site at 13 was considered to be too many units. The board asked the developer to consider a reduction in the total number of units on the site. The developer has reviewed his plans and reduced the number of units to 12.

Another issue was access into the site which was proposed to be primarily off of Bradstreet Avenue. There were a variety of impacts discussed by the board and the abutters at the hearing and it was recommended that the applicant revise the access to remove the Bradstreet Avenue concerns. The developer has met with the city departments and as a result has reduced the Bradstreet access to only an emergency access and shifted the primary access to Cross Road.

The applicant should incorporate all of these changes if approved by the city council into the formal definitive plan which must be filed with the planning board.

Specifically, pursuant to zoning ordinance Ch. 255-76 (as applicable) the following findings must be made by the City Council relative to the project:

the request meets all pertinent conditions listed in article XI of the ordinance;
the request is desirable to the public convenience or welfare;

the request will not impair the integrity or character of the district or adjoining zones nor be detrimental to the health, morals or welfare and will be in conformity with the goals and policies of the master plan;

The requested use provides for the convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets;

The requested use provides for adequate methods of disposal for sewage refuse and other wastes and adequate methods for storm water and drainage;

The requested use provides for adequate off street loading and unloading of service vehicles;

The requested use preserves historical buildings and uses.

Proposed conditions and stipulations:

I request that the following recommended conditions be made part of the special permit approval:

Require the developer to comply with the requirements of the fire department relative to sprinklers and properly compliant materials between buildings.

Require the developer to comply with the requirements of the city engineer to install proper sidewalks and curbing along Cross Road.

Require that the developer comply with all of the additional requirements of the City's subdivision regulations for water and sewer and drainage improvements as contained within those regulations and further detailed in the attached letters from the departments.

These items shall be reflected in the definitive plan to be filed with the Planning board.

Recommendation

As Planning Director, I concur with the conditional recommendation based on an assumption that all items in the letters from the City Departments along with all requirements for special permits would be made part of the special permit for the project.

This project with the incorporation of the recommended conditions is generally in conformity with the City's master plan as well as providing sufficiently for traffic, public safety and other utility considerations. The project as proposed appears to conform to all other special permit requirements. On the basis of adopting the proposed conditions/stipulations, I recommend that the council act favorably on this project.



andover
consultants
inc.

*new letter
& map
June 2015*

1 East River Place
Methuen, Massachusetts 01844
Tel. (978) 687-3828
Fax (978) 686-5100
www.andoverconsultants.com

June 11, 2015

Mr. John A. Michitson, City Council President
City of Haverhill
4 Summer Street
City Hall Room 204
Haverhill, MA 01830

RE: Special Permit
2 Cross Road, Haverhill, Mass
Assessor's Map 732, Block 776, Lot 2
Petitioner: RKACO, LLC
1501 Main Street, Unit #47
Tewksbury, MA 01876

Mr. Michitson and Members of the City Council,

On behalf of the applicant, RKACO LLC, for the above reference project, please find included with this cover letter fifteen 11x17 copies of the revised Site Plans dated June 11, 2015. The major revisions made in this submission are based on comments received from various City Departments and Staff and are summarized below.

- Ingress and egress for residents will be limited to Cross Road (emergency fire access will remain to Bradstreet Avenue).
- At the request of the City Engineer, the exit onto Cross Road was altered to improve the safety of the Cross Road/Boston Road intersection.
- The number of units was reduced from thirteen to twelve.
- The three buildings are now connected via one driveway.
- Additional parking, including guest parking, was added bringing total parking spaces to twenty-nine.
- At the request of the Conservation Commission, a rain garden was added to the site design for treatment of stormwater and to increase site aesthetics.
- Improvements were made to the water supply system at the request of the Water Department, including adding a fire hydrant and looping the system.

If you have any questions concerning the attachments, or require anything further, please feel free to contact me at your convenience.

Sincerely,

ANDOVER CONSULTANTS, INC.

Dennis A. Griecci

Dennis A. Griecci, P.E.
Senior Project Engineer

cc
RKACO, LLC c/o Robert Ahern



Haverhill

Paul J. Jessel, Collection System Supervisor
Water/Wastewater Division
Phone: 978-374-2382 Fax: 978-521-4083
pjessel@haverhillwater.com

July 6, 2015

To: William Pillsbury
Planning Director/ Grants Coordinator

Subject: **2 Cross Road Special Permit**
ID #: 732-776-2

Water and Wastewater Divisions have reviewed the above subject matter and offer the following Comments:

Wastewater

1. Provide sewer profile to include slope

Water Division

See attached letter from Glenn Smith, Water maintenance Supervisor

Water and Wastewater Divisions do not object with this Special Permit and reserves the right to provide additional comments once a site plan is submitted.

If you have any questions please do not hesitate to call me at (978) 374-2382.

Sincerely,

Paul J. Jessel
Collection System Supervisor

ID #: 732-776-2

WWTP File#: 150117-C

cc: Robert Ward, W/WWTP
John Pettis, III P.E.
Glen Smith, Water Distribution
John D'Aoust, Water Treatment
Dennis Griecci info@andoverconsultants.com



Haverhill

Glenn F. Smith, Water Maintenance Supervisor
Water/Wastewater Division
Phone: 978-374-2368 Fax: 978-374-2441
gsmith@haverhillwater.com

June 25, 2015

To: William Pillsbury, Planning Director
City Hall, Room 201
4 Summer Street
Haverhill MA 01830

Phone: (978) 374-2330
Fax : (978) 374-2315

Re: BRADSTREET CROSSING
Map 732, Block 776, Lot 2

NEW

FILE # : 150117-C

Dear Mr. Pillsbury;

This property is proposed for the development of Twelve (12) residential units in three (3) buildings. The Plan submitted June 22, 2015 addressed the following concerns of the Water Maintenance Department

- 1) The Water Main is now shown looped through from Cross Road to Bradstreet with a Hydrant Centrally Located.
- 2) The drain line has been relocated to allow for the water main to be moved out from under the driveways and most of the grass peninsulas with granite curbs
- 3) The Water Main is NOW shown as a single 8" water main under the paved area of the project

With these changes the new plan is acceptable to the City of Haverhill Water Maintenance Division.

If there are any questions please call the Water Maintenance Office.

Sincerely

Glenn F. Smith
Water Maintenance Supervisor



Haverhill

Glenn F. Smith, Water Maintenance Supervisor
Water/Wastewater Division
Phone: 978-374-2368 Fax: 978-374-2441
gsmith@haverhillwater.com

May 12, 2015

To: William Pillsbury, Planning Director
City Hall, Room 201
4 Summer Street
Haverhill MA 01830

Phone: (978) 374-2330
Fax : (978) 374-2315

Re: BRADSTREET CROSSING
Map 732, Block 776, Lot 2

OLD

FILE #: 150117-C

Dear Mr. Pillsbury;

This property is proposed for the development of Thirteen (13) residential units in three (3) buildings. If this lot is approved, the Water Department will require the owner of the property, to perform the following, at their own expense.

- 1) A water System Flow test must be performed to determine adequacy of the water system to provide service to this project and determine its impact on the water system
- 2) A Water Main Extension Permit application must be submitted with the appropriate fees.
- 3) The Water Main needs to be looped together with a fire hydrant at the West entrance to the property with gate valves to facilitate flushing of the entire main.
- 4) The Main shall be 8" Class 52- Cement lined, Ductile Iron with Class 350 Mechanical Joint fittings and MegaLug or equal Restraint glands. Tapping Sleeves must be stainless steel wrap-around.
- 5) The Water Main needs to be looped to the existing 8" Water Main in Bradstreet Avenue (This main extends to the front of #31 Bradstreet Avenue)
- 6) A water service application for EACH UNIT must be filed with the Haverhill Water Department to determine service size requirements
- 7) All fees for Application, Entrance and Impact will be payable at the time of filing for a Water Service Application
- 8) Schedule with the Haverhill Water Department for the installation of the NEW water service to be installed at the owners expense.
- 9) Water services shall be installed in accordance with the latest Water Department Regulations.
- 10) Water services must enter into a heated space.
- 11) Water services that are to be run under a concrete slab must be sleeved inside a 3" (or greater) electrical conduit with a sweep 90 bend up through the floor.

If there are any questions please call the Water Maintenance Office.

Sincerely

Glenn F. Smith
Water Maintenance Supervisor



DOCUMENT

15.1

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the sum of 9,500 be transferred from the Capital Projects account to the following Capital Project account:

Police Station Sprinkler Repairs: \$9,500

JAMES J. FIORENTINI
MAYOR



CITY OF HAVERHILL
MASSACHUSETTS

CITY HALL, ROOM 100
FOUR SUMMER STREET
HAVERHILL, MA 01830
PHONE 978-374-2300
FAX 978-373-7544
MAYOR@CITYOFHAVERHILL.COM
WWW.CI.HAVERHILL.MA.US

July 24, 2015

City Council President John A. Michitson and
Members of the Haverhill City Council

RE: Transfer of Funds to Capital Project account

Dear Mr. President and Members of the Haverhill City Council:

Enclosed please find a transfer for \$9,500. This is to pay for repairs and upgrades to the sprinkler system at the Haverhill Police Station. This is a transfer from the FY16 Capital account.

The order is attached and I recommend approval. If there are any questions, please do not hesitate to call either me or Police Chief Denaro.

Very truly yours,


James J. Fiorentini, Mayor

JJF/ah



DOCUMENT

CITY OF HAVERHILL

In Municipal Council

ORDERED:

That the sum of \$66,099.73 be transferred from the Reserve for Capital Projects account to Capital Project accounts in the amounts listed:

City Hall Parking Lot Stairs Repair:	\$12,000
Sidewalk Repair at HHS:	\$21,050
Curbing and Concrete Repair at HHS:	\$11,003.73
City Council Office AC Repair:	\$1,556.61
City Hall Energy Upgrades:	\$20,489.39



JAMES J. FIORENTINI
MAYOR

**CITY OF HAVERHILL
MASSACHUSETTS**

CITY HALL, ROOM 100
FOUR SUMMER STREET
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PHONE 978-374-2300
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July 24, 2015

City Council President John A. Michitson and
Members of the Haverhill City Council

RE: Transfer of Funds to Capital Project Accounts

Dear Mr. President and Members of the Haverhill City Council:

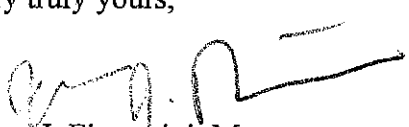
Enclosed please find an order to transfer \$66,099.73 from Reserve for Capital Projects account to Capital Project accounts. These funds are needed to pay for city hall repairs and upgrades and for safety improvements to the sidewalk and walkway at Haverhill High School. A more detailed list is attached.

This transfer closes out the FY15 capital account. It does not involve the use of FY16 capital money.

If there are any questions, please do not hesitate to contact my office or our Purchasing/Maintenance Director, Orlando Pacheco.

I recommend approval.

Very truly yours,


James J. Fiorentini, Mayor

JJF/ah



DOCUMENT 94

CITY OF HAVERHILL

In Municipal Council July 14 2015

ORDERED:

MUNICIPAL ORDINANCE

CHAPTER 208

AN ORDINANCE RELATING TO BUILDING SEWERS AND CONNECTIONS

BE IT ORDAINED by the City Council of the City of Haverhill that the Code of the City of Haverhill, Chapter 208, as amended, is hereby further amended as follows:

§208-15 Fees for sewer and drain permits

By adding the following paragraph at the end of the current provisions in this section:

"Sewer Service fee is per unit; Drain Service fee is per connection; and Sewer/Drain Main fee is per Right Of Way."

APPROVED AS TO LEGALITY

City Solicitor

PLACED ON FILE for at least 10 days
Attest:

City Clerk



14. B Summary

Haverhill

Engineering Department, Room 300
Tel: 978-374-2335 Fax: 978-373-8475
John H. Pettis III, P.E. - City Engineer
JPettis@CityOfHaverhill.com

July 14, 2015

**MEMO TO: CITY COUNCIL PRESIDENT JOHN MICHITSON AND
MEMBERS OF THE CITY COUNCIL**

Subject: Location – Type of Action

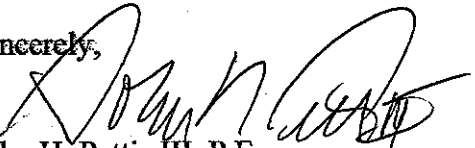
The City Solicitor has filed an Ordinance, to amend §208-15 Fees for sewer and drain permits. The amendment would add the following to the section:

Sewer Service fee is per unit; Drain Service fee is per connection; and Sewer/Drain Main fee is per ROW.

Due to a scrivener's error the requested language was not included in the 2003 ordinance, which was the last time the fees were increased. This language merely conforms to the current practices and imposes no new charges (the requested language has always been posted in the Engineering Office).

Please contact me if you have any questions.

Sincerely,



John H. Pettis III, P.E.
City Engineer

C: Mayor Fiorentini, Stankovich, Ward, Cox

City of Haverhill, MA
Tuesday, July 14, 2015

Chapter 208. Sewers

Article IV. Building Sewers and Connections

§ 208-15. Fees for sewer and drain permits.

[Added 9-30-2003 by Doc. 153-D]

The City Engineer shall have the power to set fees for the required permit for various sewer and drain main and service installation, connection, repair and transfer. The permit fee schedule shall be posted in the City Engineer's office and be as listed below:

- A. Sewer or drain service connection: \$200.
- B. Sewer or drain service repair: \$100.
- C. Sewer or drain service transfer: \$25.
- D. Sewer or drain main installation: \$500.
- E. Sewer or drain main repair: \$200.
- F. Sewer or drain main transfer: \$25.

CITY COUNCIL

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WILLIAM J. MACEK
WILLIAM H. RYAN
THOMAS J. SULLIVAN
MARY ELLEN DALY O'BRIEN
MICHAEL S. MCGONAGLE
COLIN F. LEPAGE



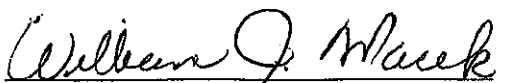
CITY OF HAVERHILL
HAVERHILL, MASSACHUSETTS 01830-5843

18.1
CITY HALL, ROOM 204
4 SUMMER STREET
TELEPHONE: 978 374-2328
FACSIMILE: 978 374-2329
www.ci.haverhill.ma.us
citycnd@cityofhaverhill.com

July 22, 2015

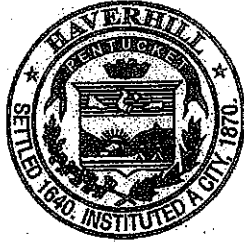
Mr. President and Members of the City Council:

Councillor William J. Macek wishes to discuss the need for taxi pick up areas.


City Councillor William J. Macek

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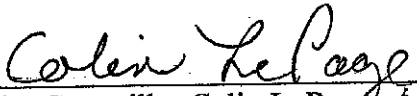
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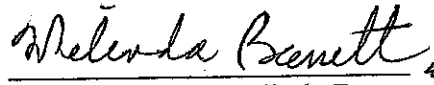
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July 23, 2015

TO: Mr. President and Members of the City Council:

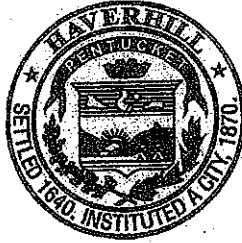
Councillor Colin LePage and Councillor Melinda Barrett would like to discuss the City's purchase of streetlights, electric rates and cost-saving measures.


City Councillor Colin LePage


City Councillor Melinda Barrett

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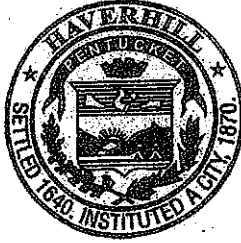
Councillor Colin LePage requests an update on the hiring and funding of a middle school health teacher.



City Councillor Colin LePage *sc*

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July 23, 2015

TO: Mr. President and Members of the City Council:

Councillor Robert H. Scatamacchia requests to introduce residents of So. Kimball Street regarding truck traffic on So. Kimball Street.


City Councillor Robert H. Scatamacchia

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DOCUMENTS REFERRED TO COMMITTEE STUDY

4	Communication from Councillor Macek requesting a discussion regarding the proposed Monument Square traffic divider/island.	Planning & Dev.	1/3/12
102-H	Communication from Councillor Macek requesting to propose the establishment of an Adult and Senior Fitness Park	NRPP	10/29/13
55-E	Communication from Councillor Macek – necessary repairs on the Clement Farm property leased to American Legion	NRPP	6/17/14
55-F	Communication from Councillor Daly O'Brien re: Street noise increasing on Essex St. and Washington St. area	Public Safety	6/17/14
55-U	Communication from President Michitson requesting to address comprehensive vision, plan & process – critical information for City Council to determine needs/gaps, solutions and spending priorities for Haverhill	A & F	8/19/14
55-X	Communication from Councillor Sullivan regarding a Jr. Park Ranger Sumer Program	Public Safety	8/19/14
0-Q	Communication from Councillor Daly O'Brien requesting to introduce Tim Coco to discuss City Council audio and remote participation for Council meetings	A & F	4/7/15
55	Petition from William Pacione requesting to purchase City owned land that abuts his property at Atlanta st., Book 28842, page 207, Map 528, Bl. 10, Lot 160	NRPP	4/21/15
10-U	Communication from Councillor Macek requesting to discuss trash pick up for Hales Landing Development off of Old Groveland Rd.	NRPP	4/21/15
58	Ordinance re: Vehicles & Traffic: Amend Ch. 240-108, Article XVI, Parking Fees, Rates & Terms, Central Business District – East Section Only	A & F	5/5/15
58-B	Ordinance re: Vehicles & Traffic: Amend Ch. 240-108, Article XVI, Parking Fees, Rates & Terms, Central Business District – West Section Only	A & F	5/5/15
67	Ordinance re: Peddling and Soliciting – Amend City Code, Ch. 191, Article VII Food Trucks	A & F	5/26/15
74-Q	Communication from Councillor Macek requesting discussion re: exploring various Possibilities for "Expanded Notification" processes for certain matters re: Zoning Changes And Special Permit application.	A & F	7/14/15